

PAGE GRADY 0
86558 PAGES DAIRY RD
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4									
ELEMENT		CD		CONSTRUCTION										TYPE		MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		30		VINYL 100										0800	02	1,860		128.4800		109.21		203,131		2016	2016		0	0	0	20.00	80.00	VALUATION BY					STANDARD										
Roof Structur		03		GABLE/HIP 100										1 M/H 94+ - 100% - 2010														Heated Area: 1860										HX Base Yr 2010									
Roof Cover		03		COMP SHNGL 100										31 60 60 31 BAS 2016														BUILDING MARKET VALUE										162,505									
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE										0									
Interior Floo		13		LVT/LAMNT 60																								TOTAL LAND VALUE - MARKET										140,250									
Interior Floo		14		CARPET 40																								TOTAL MARKET VALUE										302,755									
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction										160,541									
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE										142,214									
Bedrooms				3 100																								TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms				2 100																								BASE TAXABLE VALUE										91,492									
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE										302,755									
Stories		1.		1. 100																								NCON VALUE										0									
Units				0 100										INCOME VALUE																																	
BUD8 Adjustme		04		DIST 01 100										PREVIOUS YEAR MKT VALUE										284,346																							
Quality		04		Quality Level 04																																											
DOR CODE		0200		MOBILE HOME																																											
MAP NUM				MKT AREA										04																																	
NEIGHBORHOOD/LOC		4031		00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	1,860	100	2016	1,860	162,505																																										
TOTALS		1,860			1,860										162,505																																
EXTRA FEATURES														86558 PAGES DAIRY RD, YULEE														BLD DATE				LGL DATE		04/11/2025		MLU											
														XF DATE										LAND DATE																							
														INC DATE										AG DATE																							
L N	OB/XF CODE	DESCRIPTION			BLD	CAP	L	W	UNITS		UT	Adj R	ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES																									
LAND DESCRIPTION														TOTAL OB/XF														0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000100	C	RES			100		RSF-2	0.00	0.00	1.65	AC		1.00	1.00	1.00	85,000.00	85,000.00	140																												