LOT 3 2002 LEX DW
IN OR 786 PG 1163
EZELL ACRES PB 5/326

ETHRIDGE LILLIAN B
PO BOX 1044
YULEE, FL 32041-1044

2025

51-3N-27-0497-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

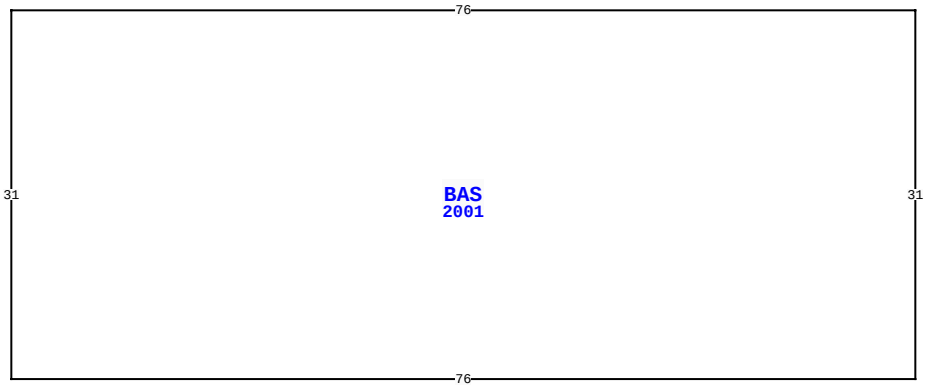
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2001	2,356	107,964
TOTALS	2,356			2,356	107,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.2000	99.62	234,705	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2002 Heated Area: 2356 HX Base Yr 2002



86223 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		107,964
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		85,850
TOTAL MARKET VALUE		196,754
SOH/AGL Deduction		108,786
ASSESSED VALUE		87,968
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,246
TOTAL JUST VALUE		196,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013658	MH MOVE-ON	0	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0786/1163	3/07/1997	QC	Q	V	06	7,000
GRANTOR: ETHRIDGE RANDY S & LI						
GRANTEE: ETHRIDGE LILLIAN B						
0675/1118	2/18/1993	WD	U	V		17,500
GRANTOR: EZELL GEORGE & BEA						
GRANTEE: ETHRIDGE RANDY & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S31 E76 N31 $.

EXTRA FEATURES

LN	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

TOTAL OB/XF 2,940

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,850							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 85,850 Market: 0 Agricultural: 0 Common: 85,850 PRINTED 07/30/2025 BY SYS