LOT 6
EZELL ACRES PB 5/326

WILSON FAMILY REV LVG TRUST/WILSON WILLIAM C TRUST
86209 PAGES DAIRY RD
YULEE, FL 32097

2025

51-3N-27-0497-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

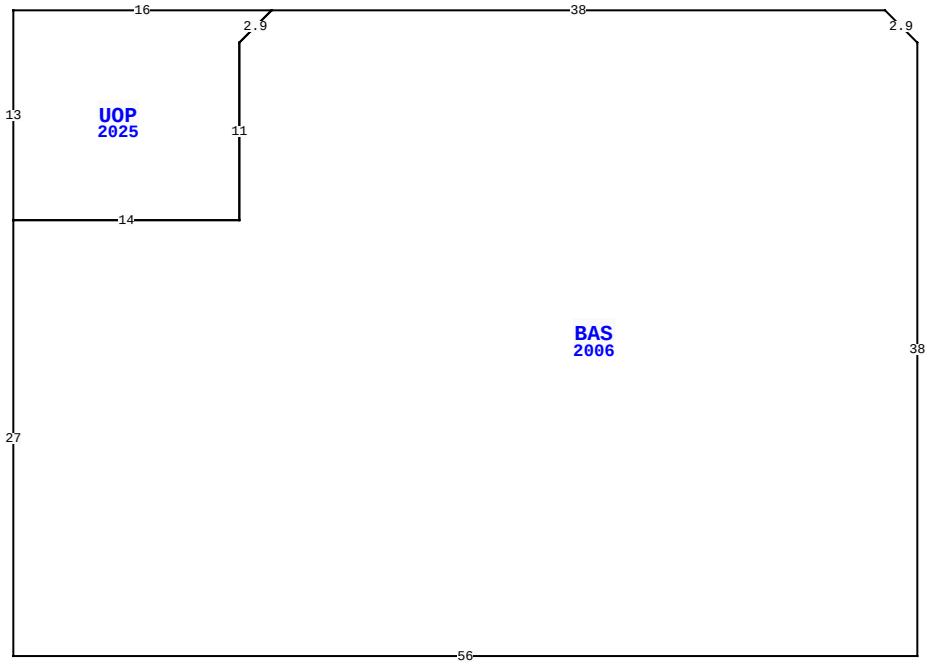
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100	2006	2,054	164,021
UOP	184	25	2025	46	3,673
TOTALS	2,238			2,100	167,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,100	161.9800	137.68	289,128	2002	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2021 Heated Area: 2054 HX Base Yr 2021



86209 PAGES DAIRY RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		167,694
TOTAL MARKET OB/XF VALUE		11,481
TOTAL LAND VALUE - MARKET		100,215
TOTAL MARKET VALUE		279,390
SOH/AGL Deduction		172,215
ASSESSED VALUE		107,175
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		51,453
TOTAL JUST VALUE		279,390
NCON VALUE		5,760
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023726	MH MOVE-ON	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/0139	3/08/2021	QC	U	I	11	100
GRANTOR: WILSON WILLIAM C & DE						
GRANTEE: WILSON FAMILY REVOC						
2333/1369	1/21/2020	WD	Q	I	01	165,000
GRANTOR: PENDULUM PROPERTIES L						
GRANTEE: WILSON WILLIAM C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] U2L2 W38 D2L2 S11 W14 S27 E56 N38 $
UOP=[YR=2025;ORIG=-42,11] W14 N13 E16 D2L2 S11 $
.

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	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2002	2002	3	80	2,746	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
4	0351	CARPORT MT	0	100	24	24	576.00	SF	10.00	10.00	100	2025	2024		100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 11,481

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	1.31	AC		1.00	1.00	0.90	85,000.00	76,500.00	100,215							

REVIEW DATE 02/13/2025 BY KWA Total Acres: 1.31 Total Land Value: 100,215 Market: 0 Agricultural: 0 Common: 100,215 PRINTED 07/30/2025 BY SYS