LOT 9
EZELL ACRES PB 5/326

MAYNARD BETH M & MATTHEW S
86195 PAGES DAIRY ROAD
YULEE, FL 32097

2025

51-3N-27-0497-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	06	Quality Level 06

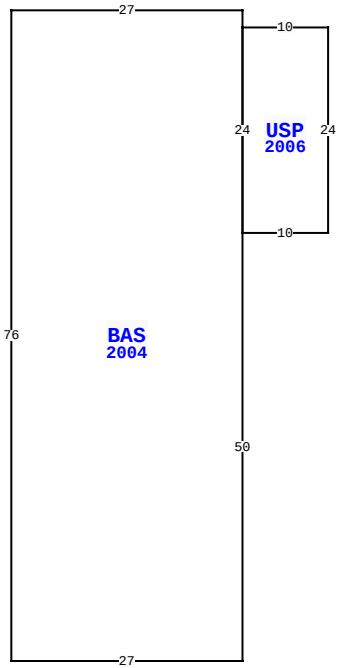
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2004	2,052	137,478
USP	240	50	2006	120	8,040
TOTALS	2,292			2,172	145,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,172	151.5800	128.84	279,840	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2024 Heated Area: 2052 HX Base Yr 2024



86195 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		145,517
TOTAL MARKET OB/XF VALUE		7,308
TOTAL LAND VALUE - MARKET		90,950
TOTAL MARKET VALUE		243,775
SOH/AGL Deduction		10,746
ASSESSED VALUE		233,029
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,307
TOTAL JUST VALUE		243,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16230	REMODEL	5,200	09/01/2005
E0413707	NEW CONSTR	0	10/01/2004
MH971838	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1619	8/21/2023	SW	Q	I	01	289,900
GRANTOR: 86195 PAGES DAIRY RD						
GRANTEE: MAYNARD BETH M & MA						
2630/1309	3/30/2023	CT	U	I	18	153,500
GRANTOR: CLERK OF COURT						
GRANTEE: 86195 PAGES DAIRY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-63,-10] W27 S76 E27 N50 N24 N2 $
USP=[YR=2006;ORIG=-63,-8] S24 E10 N24 W10 $
.

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	1242	WD DECK A	0	100	27	8	216.00	SF	10.00	10.00	100	2004	2004	3	21	454	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	8.50	8.50	100	2006	2006	3	24	734	
4	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20	5.20	100	2005	2005	3	84	3,075	

LAND DESCRIPTION

TOTAL OB/XF 7,308

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	1.07	AC		1.00	1.00	1.00	85,000.00	85,000.00	90,950							

REVIEW DATE 02/13/2025 BY KWA Total Acres: 1.07 Total Land Value: 90,950 Market: 0 Agricultural: 0 Common: 90,950 PRINTED 07/30/2025 BY SYS