LOT 10
2000 CLAY DW/MH
EZELL ACRES PB 5/326

BELL ARIEL N & COREY
86191 PAGES DAIRY RD
YULEE, FL 32097

2025

51-3N-27-0497-0010-0000

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	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

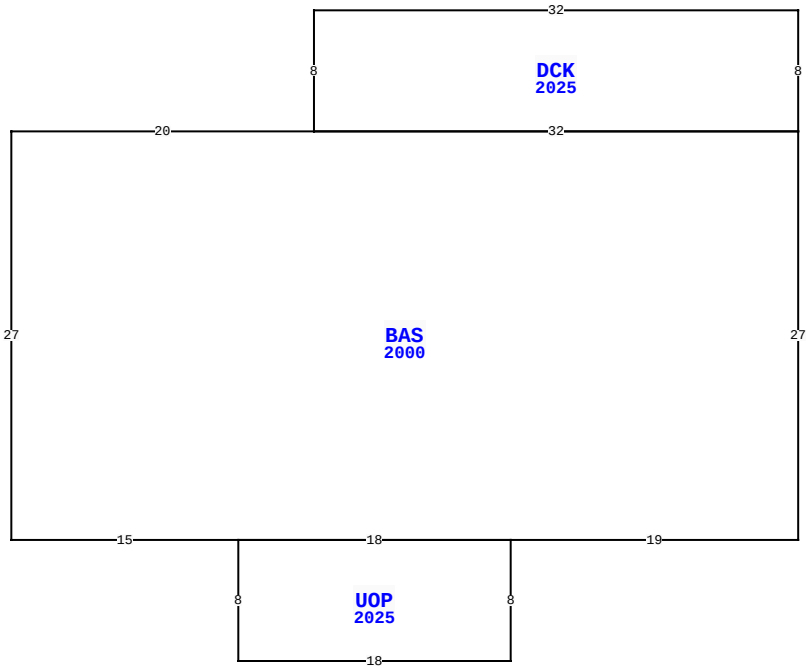
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2000	1,404	115,588
DCK	256	15	2025	38	3,128
UOP	144	25	2025	36	2,964
TOTALS	1,804			1,478	121,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,478	129.1400	109.77	162,240	2000	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2021 Heated Area: 1404 HX Base Yr 2021



86191 PAGES DAIRY RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		121,680
TOTAL MARKET OB/XF VALUE		11,267
TOTAL LAND VALUE - MARKET		89,250
TOTAL MARKET VALUE		222,197
SOH/AGL Deduction		74,952
ASSESSED VALUE		147,245
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,523
TOTAL JUST VALUE		222,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,239

2000 CLAYTON __ WHC010189GA(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992957	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1068	5/07/2020	TD	Q	I	01	160,000
GRANTOR: JRH INDELIBLE FAMILY						
GRANTEE: BELL ARIEL N & CORE						
2338/1580	2/07/2020	TD	U	I	37	80,000
GRANTOR: GROVE NANCY ANN LIVIN						
GRANTEE: JRH INDELIBLE FAMIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W32 W20 S27 E15 E18 E19 N27 $
UOP=[YR=2025;ORIG=-37,27] E18 S8 W18 N8 $
DCK=[YR=2025;ORIG=0,0] W32 N8 E32 S8 $
.

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
2	0752	USP	0	100	16	16	256.00	SF	15.00	15.00	100	2001	2001	3	28	1,075	
3	0510	GARAGE WD-	0	100	20	26	520.00	SF	35.00	35.00	100	2003	2003	3	56	10,192	

LAND DESCRIPTION

TOTAL OB/XF 11,267

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	1.05	AC		1.00	1.00	1.00	85,000.00	85,000.00	89,250							

REVIEW DATE 02/13/2025 BY KWA Total Acres: 1.05 Total Land Value: 89,250 Market: 0 Agricultural: 0 Common: 89,250 PRINTED 07/30/2025 BY SYS