LOT 2
IN OR 1777/216
R567609 & R567610

JONES W HEATH
86718 PAGES DAIRY RD
YULEE, FL 32097

2025

51-3N-27-4850-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

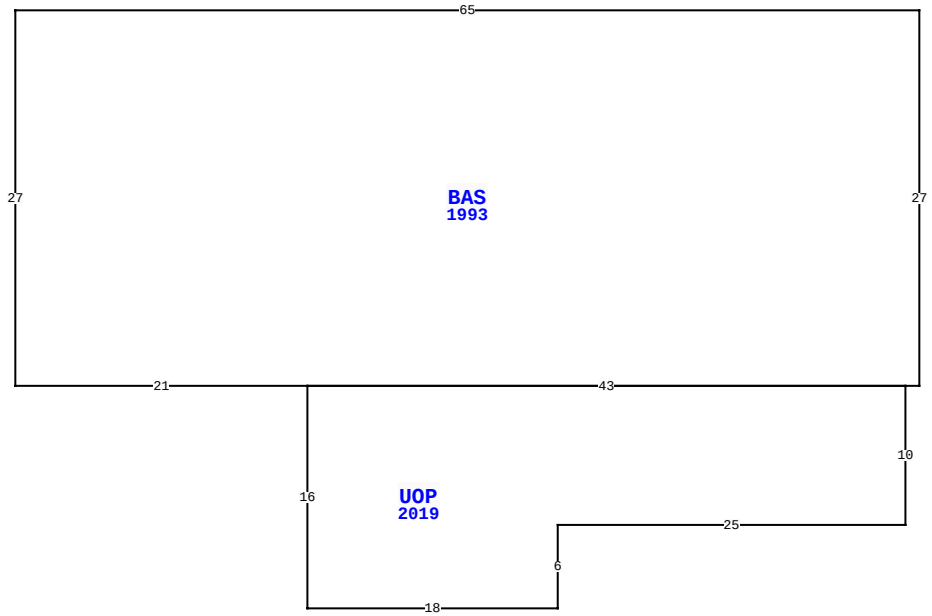
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,755	100	1993	1,755	66,376
UOP	538	25	2019	134	5,068
TOTALS	2,293			1,889	71,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,889	135.0800	108.06	204,125	1992	1997	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2012 Heated Area: 1755 HX Base Yr 2012



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/11/2025 MLU
AG DATE	

86718 PAGES DAIRY RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		88,938
TOTAL MARKET OB/XF VALUE		328
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		174,266
SOH/AGL Deduction		96,534
ASSESSED VALUE		77,732
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,010
TOTAL JUST VALUE		174,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,532

MISC STRG SHEDS= NV: KW 4/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428747	ADDITION	35,683	05/01/2014
8992	MH MOVE-ON	32,000	08/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1777/0216	1/13/2012	WD	Q	I	01	74,900
GRANTOR: DOGI LAND DEVELOPMENT						
GRANTEE: JONES W HEATH						
1720/0642	12/13/2010	WD	U	I	11	15,500
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: DOGI LAND DEV LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W65 S27 E21 N43 E1 N27 $
UOP=[YR=2019;ORIG=-44,27] S16 E18 N6 E25 N10 W43 $
.

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	0	0	100.00	SF	4.00	4.00	100	2019	2019	3	82	328	

LAND DESCRIPTION

TOTAL OB/XF 328

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/16/2024 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

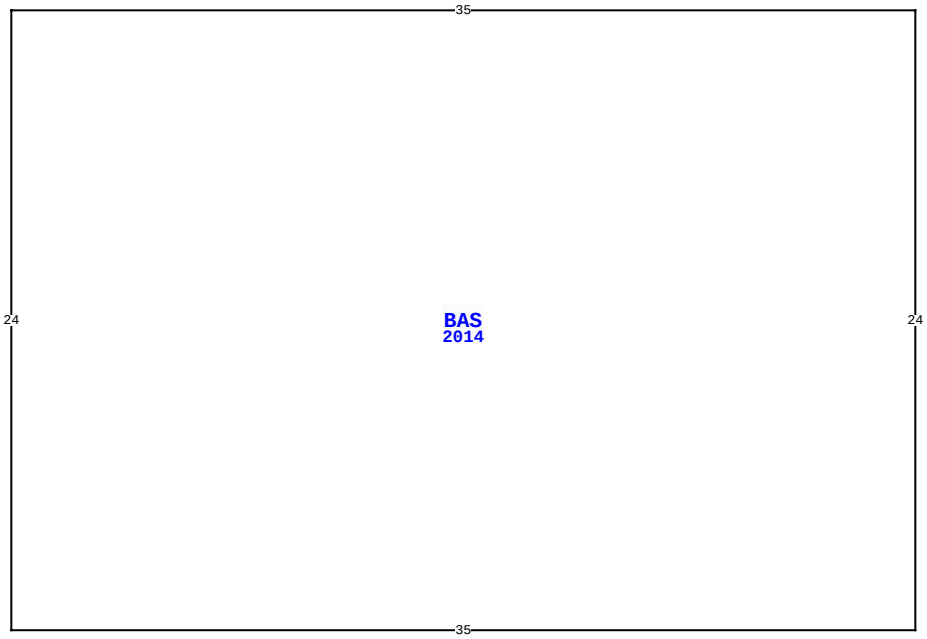
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2014	840	17,494
TOTALS	840			840	17,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	23.40	19,656	2014	2014	0	0	0	11.00	89.00

2 GARAGE RES – 100% - 2012 Heated Area: 840 HX Base Yr 2012



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GRANTOR: THE SECRETARY OF VETE						
GRANTEE: DOGI LAND DEV LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W35 S24 E35 N24$.

EXTRA FEATURES

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

REVIEW DATE 04/16/2024 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS