LOT 3
IN OR 714 PG 1453
R107494 & R107495

WATSON MICHAEL L & LISA G
86724 PAGES DAIRY ROAD
YULEE, FL 32097

2025

51-3N-27-4850-0003-0000

BUILDING CHARACTERISTICS

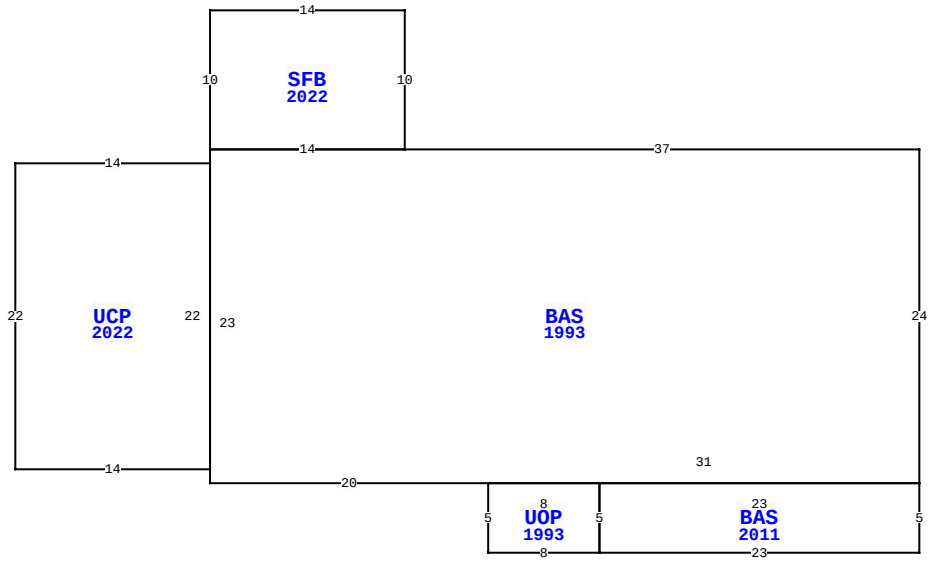
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 70
Exterior Wall	30	VINYL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,224	100	1993	1,224	34,664
BAS	115	100	2011	115	3,257
SFB	140	80	2022	112	3,172
UCP	308	20	2022	62	1,756
UOP	40	25	1993	10	283
TOTALS	1,827			1,523	43,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,523	118.0000	94.40	143,771	1982	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1451 HX Base Yr



86724 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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		43,131
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		128,131
SOH/AGL Deduction		85,207
ASSESSED VALUE		42,924
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,924
TOTAL JUST VALUE		128,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,740

MISC STRG = NV: KW 4/2024
R107494 & R107495
1982 RENEGADE/GUERDON WITH ADDTN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0714/1453	9/23/1994	WD	Q	I		31,200
GRANTOR: GRADY WM & CAROLYN S						
GRANTEE: WATSON MICHAEL & LI						
0711/0356	8/12/1994	QC	Q	I	06	18,700
GRANTOR: MARRS & CRAWFORD						
GRANTEE: GRADY WM & CAROLYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 SFB=[YR=2022] N10 W14 S10 E14$ W14 S1
UCP=[YR=2022] W14 S22E14 N22$ S23 E20 UOP=[YR=1993] S5 E8
BAS=[YR=2011] E23 N5 W23 S5$ N5 W8$E31 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	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