LOT 4
PAGES ROAD ESTATES PB 4/115

WALTON DAVID & NELDA L/E/
86730 PAGES DAIRY ROAD
YULEE, FL 32097

2025

51-3N-27-4850-0004-0000

BUILDING CHARACTERISTICS

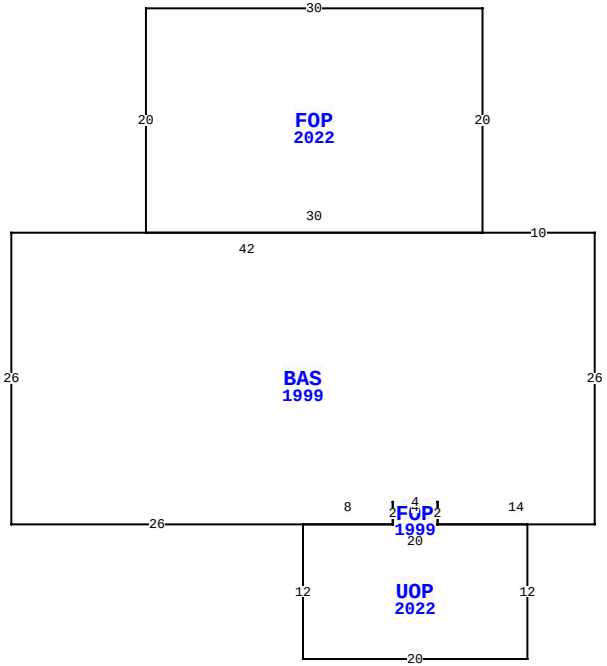
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,344	100	1999	1,344	53,158
FOP	8	30	1999	2	79
FOP	600	30	2022	180	7,119
UOP	240	25	2022	60	2,373
TOTALS	2,192			1,586	62,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,586	123.6000	98.88	156,824	1993	1998	0	0	0	60.00	40.00

1 M/H 93- – 100% - 2009 Heated Area: 1344 HX Base Yr 2009



86730 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		62,730
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		150,565
SOH/AGL Deduction		92,268
ASSESSED VALUE		58,297
TOTAL EXEMPTION VALUE	HX HB	33,297
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,538

R787403 & R787404

92 PALM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9138	MH MOVE-ON	36,000	12/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/1856	5/12/2025	LE	U	I	11	100
GRANTOR: WALTON DAVID & NELDA						
GRANTEE: BRYANT CARRIE M						
2772/607	2/12/2025	QC	U	I	11	18,500
GRANTOR: WALTON NELDA						
GRANTEE: WALTON NELDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W10 FOP=[YR=2022] N20 W30 S20 E30$ W42 S26 E26 UOP=[YR=2022] S12 E20 N12 W20$E8 FOP=[YR=1999] E4 N2 W4 S2 $ N2 E4 S2 E14 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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 08/31/2022 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS