IN OR 2377/1032
PARCELS 8-1 & 58

PAGE JOHNNY WYNTER
86543 PAGES DAIRY RD
YULEE, FL 32097

2026

51-3N-27-0000-0008-0010

BUILDING CHARACTERISTICS

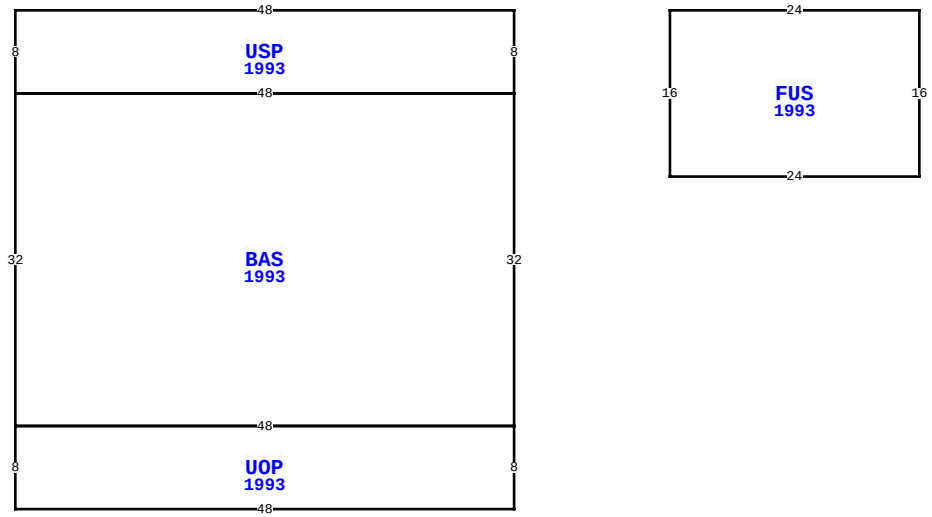
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 70
Interior Wall	07	NONE 30
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,536	100	1993	1,536	121,048
FUS	384	100	1993	384	30,262
UOP	384	20	1993	77	6,069
USP	384	30	1993	115	9,063
TOTALS	2,688			2,112	166,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,112	89.0820	93.54	197,556	1991	1991	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2021 Heated Area: 1920 HX Base Yr 2021



86543 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 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		166,441
TOTAL MARKET OB/XF VALUE		5,360
TOTAL LAND VALUE - MARKET		181,500
TOTAL MARKET VALUE		353,301
SOH/AGL Deduction		121,621
ASSESSED VALUE		231,680
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,269
TOTAL JUST VALUE		353,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/1032	7/20/2020	QC	U	I	11	100
GRANTOR: PAGE JOHN E & BOBBIE						
GRANTEE: PAGE JOHNNY WYNTER						
1127/0877	4/04/2003	WD	Q	I	01	100
GRANTOR: PAGE A GRAHAM						
GRANTEE: PAGE JOHN E & BOBBI						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W48 S8 BAS=[YR=1993] S32 UOP=[YR=1993] S8 E48 N8 W48$ E48 N32 W48$ E48 N8$ PTR=E15 FUS=[YR=1993] E24 S16 W24 N16$ W15$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1989	1989	3	20	1,200	
2	0200	BARN WD 0-	0	100	40	26	1,040.00	SF	20.00	20.00	100	1990	1990	3	20	4,160	

LAND DESCRIPTION

TOTAL OB/XF 5,360

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	2.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	180,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 181,500 Market: 0 Agricultural: 0 Common: 181,500 PRINTED 07/09/2026 BY SYS