



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 90
Interior Wall	04	PLYWOOD 10
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	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	1,152	100	1993	1,152	119,583
FOP	128	30	1993	38	3,945
UST	72	45	1993	32	3,322
TOTALS	1,352			1,222	126,849

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0681	POLE SHED	0	100	18	17	306.00	SF	15.00
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	3.30

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,222	122.4300	128.55	157,088	1977	1977	0	0	0	19.25	80.75	
1 SINGLE FAM 100% - 2018 Heated Area: 1152 HX Base Yr 2018													
UST 1993 BAS 1993 FOP 1993													
86232 PAGES DAIRY RD, YULEE													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF													
13,102													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	RES	100		OR	0.00	0.00	3.30	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	126,849		
TOTAL MARKET OB/XF VALUE	13,102		
TOTAL LAND VALUE - MARKET	297,000		
TOTAL MARKET VALUE	436,951		
SOH/AGL Deduction	298,329		
ASSESSED VALUE	138,622		
TOTAL EXEMPTION VALUE	HX HB WR VX 61,411		
BASE TAXABLE VALUE	77,211		
TOTAL JUST VALUE	436,951		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	412,539		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013445	MH MOVE-ON	0	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2092/0603	12/20/2016	SW	U	I	18	107,200
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LUSHINSKY KEITH M &						
2028/0804	2/16/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W12 BAS=[YR=1993] W39 S24 E23 FOP=[YR=1993] S8 E16 N8 W16\$E28 N18 W12 N6\$ S6 E12 N6\$.									