PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 1235/1410
{2002 SKYO DW/MH}

DAWSON DEBORAH FAYE
86182 PAGES DAIRY ROAD
YULEE, FL 32097

2026

51-3N-27-0000-0037-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

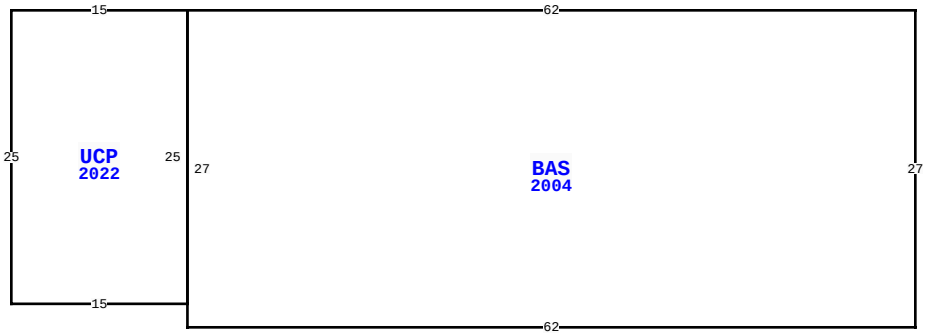
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	2004	1,674	89,348
UCP	375	20	2022	75	4,003
TOTALS	2,049			1,749	93,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,749	128.9200	116.03	202,936	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2005 Heated Area: 1674 HX Base Yr 2005



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,553
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		74,700
TOTAL MARKET VALUE		177,253
SOH/AGL Deduction		91,948
ASSESSED VALUE		85,305
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,894
TOTAL JUST VALUE		177,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011422	ADDITION	12,088	07/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1235/1410	6/04/2004	QC	U	V	07	100
GRANTOR: SMITH RICHARD W						
GRANTEE: DAWSON DEBORAH FAYE						
1233/0761	5/26/2004	QC	Q	V	06	100
GRANTOR: SMITH RICHARD W						
GRANTEE: DAWSON DEBORAH FAYE						

86182 PAGES DAIRY RD, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W62 UCP=[YR=2022] W15 S25 E15 N25$ S27 E62 N27$
.

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	0.83	AC		1.00	1.00	1.00	90,000.00	90,000.00	74,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.83 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 07/09/2026 BY SYS

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{2002 SKYO DW/MH}

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YULEE, FL 32097

2026

51-3N-27-0000-0037-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

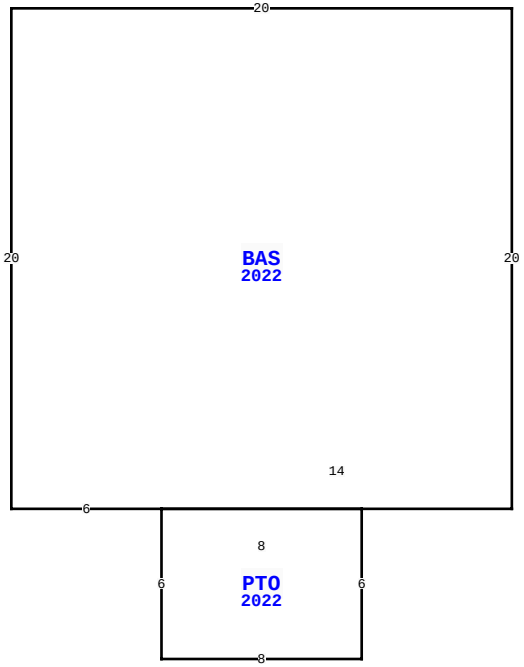
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2022	400	9,157
PTO	48	5	2022	2	46
TOTALS	448			402	9,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	402	60.5000	23.60	9,487	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2005 Heated Area: 400 HX Base Yr 2005



86182 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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1233/0761	5/26/2004	QC	Q	V	06	100
GRANTOR: SMITH RICHARD W						
GRANTEE: DAWSON DEBORAH FAYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S20 E6 PTO=[YR=2022] S6 E8 N6 W8$ E14 N20$.

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

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