LOT 2
IN OR 2205/1409
EZELL ACRES PB 5/326

CREWS THOMAS JASON
86227 PAGES DAIRY ROAD
YULEE, FL 32097

2026

51-3N-27-0497-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

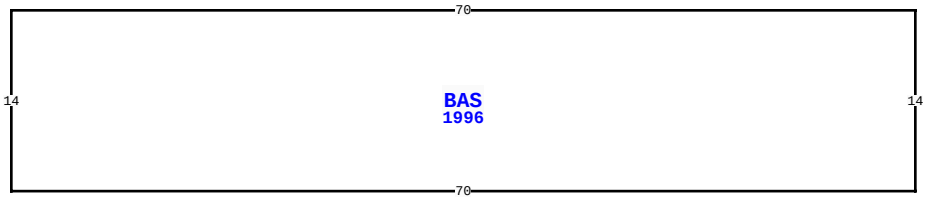
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	1996	980	47,307
TOTALS	980			980	47,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	980	116.6000	104.94	102,841	1996	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 1997 Heated Area: 980 HX Base Yr 1997



86227 PAGES DAIRY RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		47,307
TOTAL MARKET OB/XF VALUE		17,892
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		155,199
SOH/AGL Deduction		82,505
ASSESSED VALUE		72,694
TOTAL EXEMPTION VALUE	HX HB	47,694
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		155,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,521

1996 SOUT R622348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961432	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1409	6/25/2018	QC	U	I	11	100
GRANTOR: CREWS REYNA JOY						
GRANTEE: CREWS THOMAS JASON						
0758/1022	5/01/1996	WD	U	V	08	3,500
GRANTOR: EZELL BEATRICE C						
GRANTEE: CREWS THOMAS JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W70 S14 E70 N14$.

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	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2025	2015		71	17,892	

LAND DESCRIPTION

TOTAL OB/XF 17,892

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	90,000.00	90,000.00	90,000							

REVIEW DATE 02/13/2025 BY KWA Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS