LOT 3 2002 LEX DW
IN OR 786 PG 1163
EZELL ACRES PB 5/326

ETHRIDGE LILLIAN B
PO BOX 1044
YULEE, FL 32041-1044

2026

51-3N-27-0497-0003-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

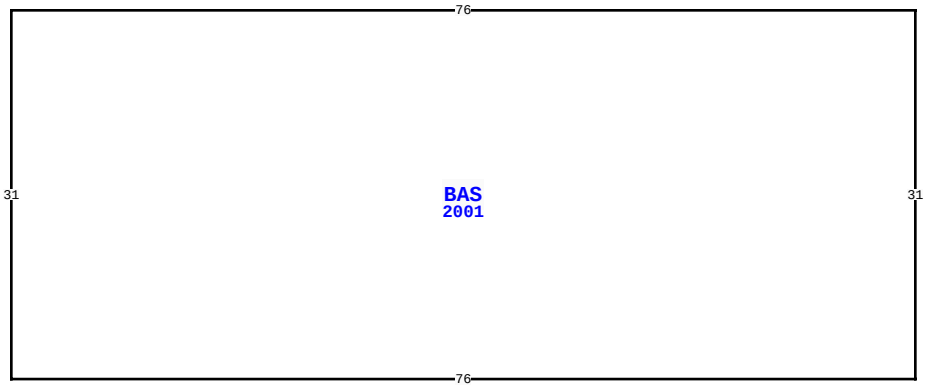
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2001	2,356	109,345
TOTALS	2,356			2,356	109,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.2000	105.48	248,511	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 2002 Heated Area: 2356 HX Base Yr 2002



86223 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		109,345
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		90,900
TOTAL MARKET VALUE		203,150
SOH/AGL Deduction		112,807
ASSESSED VALUE		90,343
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,932
TOTAL JUST VALUE		203,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013658	MH MOVE-ON	0	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0786/1163	3/07/1997	QC	Q	V	06	7,000
GRANTOR: ETHRIDGE RANDY S & LI						
GRANTEE: ETHRIDGE LILLIAN B						
0675/1118	2/18/1993	WD	U	V		17,500
GRANTOR: EZELL GEORGE & BEA						
GRANTEE: ETHRIDGE RANDY & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S31 E76 N31 $.

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	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	1.01	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 90,900 Market: 0 Agricultural: 0 Common: 90,900 PRINTED 07/09/2026 BY SYS