LOT 1
LEE PLANTATION PB 5/354

PRICE BRYAN/FOZMAN MICHELLE
86636 PAGES DAIRY RD
YULEE, FL 32097

2026

51-3N-27-123L-0001-0000

BUILDING CHARACTERISTICS

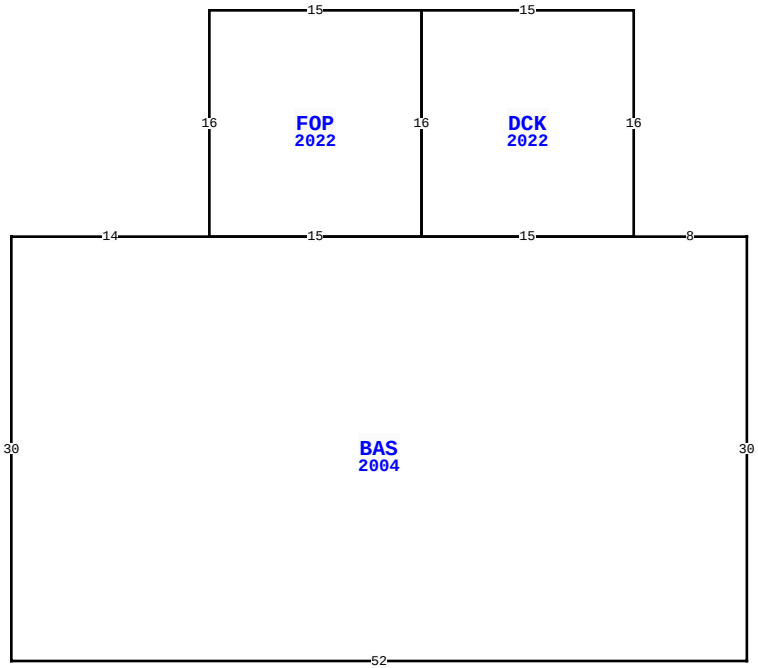
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
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	1,560	100	2004	1,560	128,696
DCK	240	15	2022	36	2,970
FOP	240	30	2022	72	5,940
TOTALS	2,040			1,668	137,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,668	147.8400	133.06	221,944	2004	2010	0	0	0	38.00	62.00

1 M/H 94+ 100% - 2026 Heated Area: 1560 HX Base Yr 2026



86636 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		137,605
TOTAL MARKET OB/XF VALUE		880
TOTAL LAND VALUE - MARKET		117,900
TOTAL MARKET VALUE		256,385
SOH/AGL Deduction		62,609
ASSESSED VALUE		193,776
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,365
TOTAL JUST VALUE		256,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044456	MH MOVE-ON	0	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/672	5/13/2025	PR	U	I	19	282,500
GRANTOR: HONTZ ROBERT AS PR OF						
GRANTEE: PRICE BRYAN						
1988/1644	6/24/2015	WD	Q	I	01	120,000
GRANTOR: CURTRIGHT ROBERT G &						
GRANTEE: WILLIAMS BERNADINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W8 W15 W15 W14 S30 E52 N30 $
DCK=[YR=2022;ORIG=-8,0] N16 W15 S16 E15 $
FOP=[YR=2022;ORIG=-23,-16] W15 S16 E15 N16 $
.

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	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2006	2006	3	22	880	

LAND DESCRIPTION

TOTAL OB/XF 880

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	1.31	AC		1.00	1.00	1.00	90,000.00	90,000.00	117,900							

REVIEW DATE 03/14/2025 BY KWA Total Acres: 1.31 Total Land Value: 117,900 Market: 0 Agricultural: 0 Common: 117,900 PRINTED 07/09/2026 BY SYS