LOT 1
IN OR 2043/1980
PAGES ROAD ESTATES PB 4/115

SPEAKER FLORENCE
86714 PAGES DAIRY ROAD
YULEE, FL 32097

2026

51-3N-27-4850-0001-0000

BUILDING CHARACTERISTICS

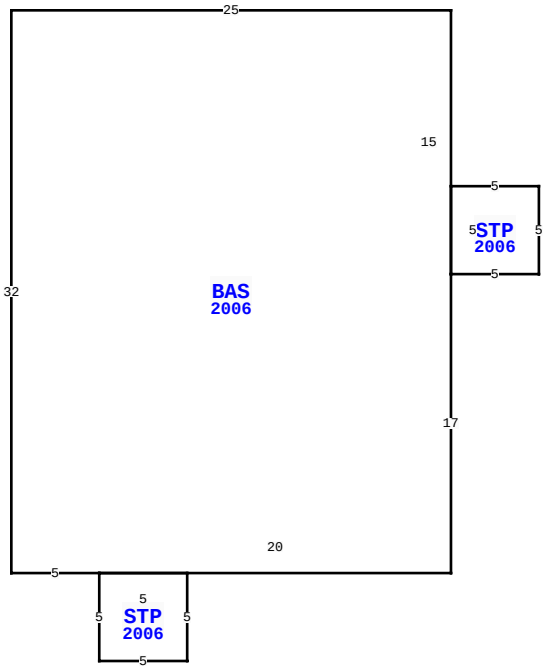
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	800	100	2006	800	93,581
STP	25	10	2006	2	234
STP	25	10	2006	2	234
TOTALS	850			804	94,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	804	122.7600	128.90	103,636	2006	2006	0	0	0	9.25	90.75

1 SINGLE FAM 100% - 0 Heated Area: 800 HX Base Yr 1995



86714 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		94,050
TOTAL MARKET OB/XF VALUE		4,925
TOTAL LAND VALUE - MARKET		127,800
TOTAL MARKET VALUE		226,775
SOH/AGL Deduction		146,112
ASSESSED VALUE		80,663
TOTAL EXEMPTION VALUE	HX HB WX SX	80,663
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		226,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15711	NEW CONSTR	68,900	01/05/2006
B16224	NEW CONSTR	4,430	10/01/2005
E15765	ELEC OTHER	1,700	09/01/2005
M10311	MECH OTHER	0	09/01/2005
R08252	REPAIR/RRF	4,500	09/01/2005
P09775	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2043/1980	4/28/2016	QC	U	I	11	100
GRANTOR: SPEAKER CHARLES						
GRANTEE: SPEAKER CHARLES & F						
0632/0705	7/31/1991	WD	Q	V		7,500
GRANTOR: HIGGINBOTHAM ROBT						
GRANTEE: SPEAKER CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 S32 E5 STP=[YR=2006] S5 E5 N5 W5$ E20 N17
STP=[YR=2006] E5 N5 W5 S5$ N15$. N25$.

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
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2006	2006	3	22	1,901	
5	0681	POLE SHED	0	100	6	24	144.00	SF	15.00	15.00	100	2008	2008	3	44	950	
6	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	2024	2008		27	2,074	

LAND DESCRIPTION

TOTAL OB/XF 4,925

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	1.42	AC		1.00	1.00	1.00	90,000.00	90,000.00	127,800							

REVIEW DATE 04/16/2024 BY KWA Total Acres: 1.42 Total Land Value: 127,800 Market: 0 Agricultural: 0 Common: 127,800 PRINTED 07/09/2026 BY SYS