LOT 5
EX FPL ESMT
PAGES ROAD ESTATES PB 4/115

PARRISH AUSTIN CRAIG
86734 PAGES DAIRY RD
YULEE, FL 32097

2026

51-3N-27-4850-0005-0000

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	13	LVT/LAMNT 100
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		1 100
Quality	06	Quality Level 06

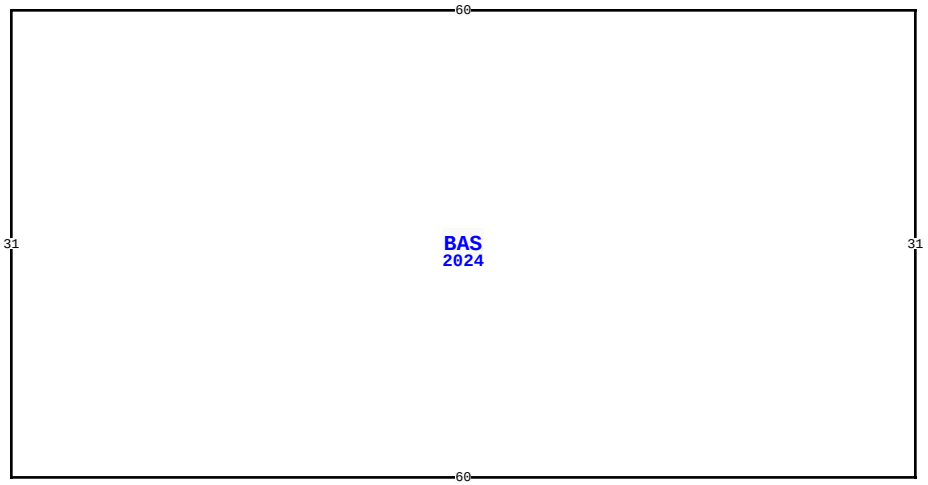
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2024	1,860	247,390
TOTALS	1,860			1,860	247,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	150.8000	135.72	252,439	2023	2023	0	0	0	2.00	98.00

2 M/H 94+ 100% - 2025 Heated Area: 1860 HX Base Yr 2025



86734 PAGES DAIRY RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,390
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		337,390
SOH/AGL Deduction		7,691
ASSESSED VALUE		329,699
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,288
TOTAL JUST VALUE		337,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,031

DW/MH VIN: JACFL38487(A/B) _ TITLE: 149961232 & 14

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003508	CO		03/16/2023
23000494	MH MOVE-ON	0	02/01/2023
E995805	CHNGE SRVC	650	04/01/1999
973647	TEMP POLE	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2573/0657	6/24/2022	WD	U	I	11	100
GRANTOR: LITCHFIELD MARTHA F &						
GRANTEE: PARRISH AUSTIN CRAI						
2272/0950	4/05/2019	QC	U	I	11	100
GRANTOR: LITCHFILED MARTHA F &						
GRANTEE: LITCHFILED MARTHA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E60 S31 W60 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

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	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 04/25/2023 BY NWWW Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS