LOT 25 RP 1933 &
1997 WAYC SW/MH
IN OR 229 PG 483

KENNISON SANDRA J L/E/
76334 DOVE ROAD
YULEE, FL 32097

2023

05-2N-27-4292-0025-0000

BUILDING CHARACTERISTICS

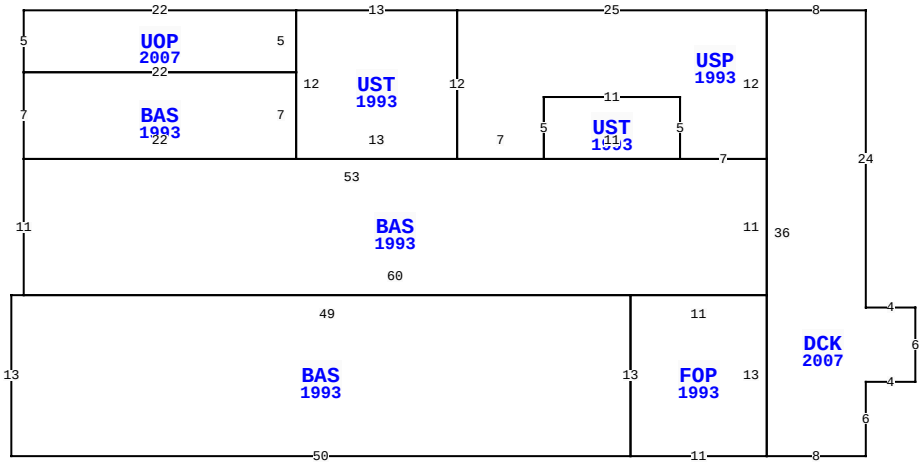
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	154	100	154	6,967
BAS	650	100	650	29,404
BAS	660	100	660	29,857
DCK	312	10	31	1,402
FOP	143	30	43	1,945
UOP	110	20	22	995
USP	245	30	74	3,348
UST	55	45	25	1,131
UST	156	45	70	3,167
TOTALS	2,485		1,729	78,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	1,729	100.0000	55.00	95,095	1969	1980	0	0	0	17.75	82.25

1 MH/SFR – 100% - 2023 Heated Area: 1464 HX Base Yr



76334 DOVE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		128,458
TOTAL MARKET OB/XF VALUE		7,971
TOTAL LAND VALUE - MARKET		185,920
TOTAL MARKET VALUE		322,349
SOH/AGL Deduction		0
ASSESSED VALUE		322,349
TOTAL EXEMPTION VALUE	13	272,107
BASE TAXABLE VALUE		50,242
TOTAL JUST VALUE		322,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4978	CO ISSUED	0	08/01/2007
MH4978	MH MOVE-ON	0	08/01/2007
P12649	OTHER	0	08/01/2007
3204	ADDITION	3,300	02/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2592/0764	9/22/2022	LE	U	I	11	100
GRANTOR: KENNISON SANDRA J						
GRANTEE: TERRY TRACY K & TAM						
0229/0483	11/06/1976	WD	U	V	11	0
GRANTOR: FLORIDA WATERFRONT RE						
GRANTEE: KENNISON JERRY A &						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W8 USP=[YR=1993] W25 UST=[YR=1993] W13 UOP=[YR=2007] W22 S5 BAS=[YR=1993] S7 BAS=[YR=1993] S11 BAS=[YR=1993] W1 S13 E50 FOP=[YR=1993] E11 N13 W11 S13 $ N13 W49 $ E60 N11 W7 UST=[YR=1993] N5 W11 S5 E11 $ W53 $ E22 N7 W22 $ E22 N5 $ S12 E13 N12 $ S12 E7 N5 E11 S5 E7 N12 $ S36 E8 N6 E4 N6 W4 N24 $.

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
3	0350	CARPORT WD	0	100	0	0	1,612.00	SF	13.00	13.00	100	1970	1970	3	20	4,191	
4	0681	POLE SHED	0	100	21	8	168.00	SF	15.00	15.00	100	1970	1970	3	20	504	
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	
9	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2009	2009	3	45	2,700	

LAND DESCRIPTION

TOTAL OB/XF 7,971

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	000115	C	SFR ACRES	100		OR	0.00	0.00	3.32	AC		1.00	1.00	0.70	80,000.00	56,000.00	185,920							

REVIEW DATE 12/28/2019 BY NWA Total Acres: 3.32 Total Land Value: 185,920 Market: 0 Agricultural: 0 Common: 185,920 PRINTED 08/02/2023 BY SYS

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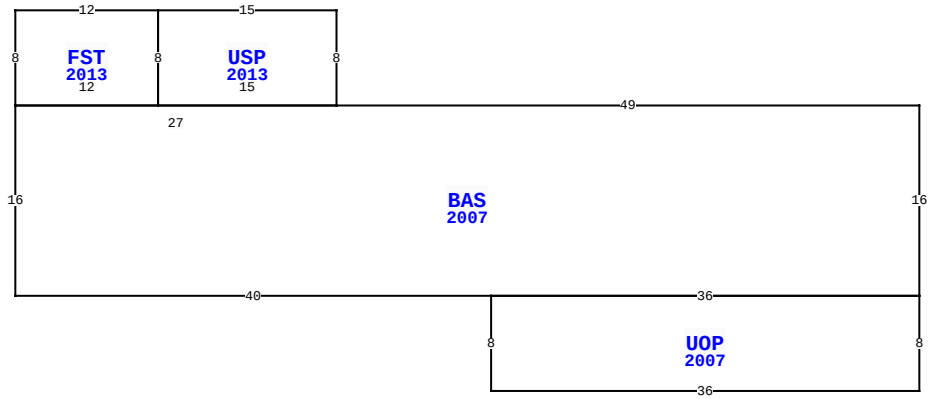
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	43,329
FST	96	65	62	2,209
UOP	288	25	72	2,565
USP	120	50	60	2,138
TOTALS	1,720		1,410	50,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,410	121.2000	84.84	119,624	1997	1997	0	0	0	58.00	42.00

2 M/H 94+ – 0% - 2023 Heated Area: 1216 HX Base Yr



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BUILDING DIMENSIONS

BAS=[YR=2007] W49 USP=[YR=2013] N8 W15 FST=[YR=2013] W12 S8 E12 N8$ S8 E15$ W27 S16 E40 UOP=[YR=2007] S8 E36 N8 W36 $ E36 N16 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/28/2019 BY NWA Total Acres: 3.32 Total Land Value: 185,920 Market: 0 Agricultural: 0 Common: 185,920 PRINTED 08/02/2023 BY SYS