LOT 35
IN OR 727 PG 1696
REPLAT OF LOTS 34-39

COLON MICHAEL A & DONNA MARIE
76353 DOVE ROAD
YULEE, FL 32097

2023

05-2N-27-4292-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

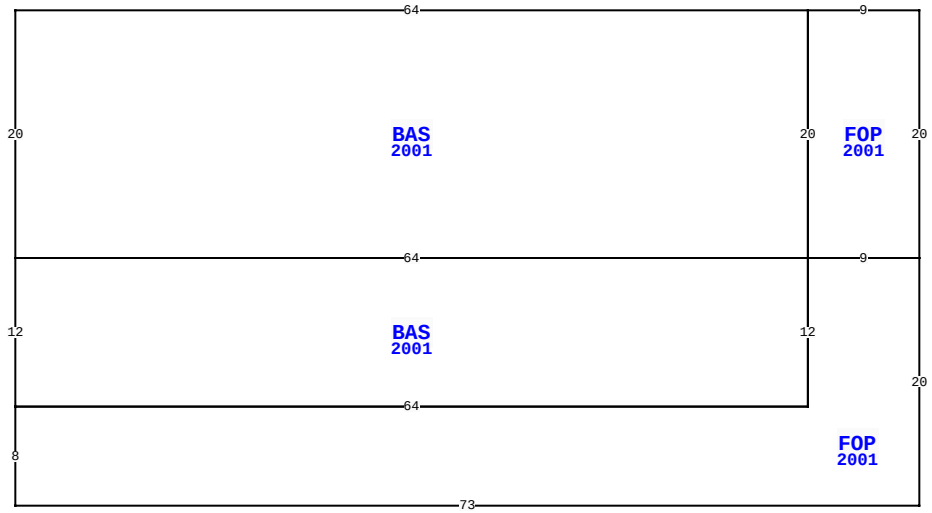
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	69,281
BAS	1,280	100	1,280	115,469
FOP	180	30	54	4,872
FOP	692	30	208	18,763
TOTALS	2,920		2,310	208,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	110.4460	99.68	230,261	2001	2002	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2002 Heated Area: 2048 HX Base Yr 2002



76353 DOVE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,386
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		288,386
SOH/AGL Deduction		181,243
ASSESSED VALUE		107,143
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,143
TOTAL JUST VALUE		288,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09431	MECH OTHER	0	03/01/2005
R035708	REPAIR/RRF	4,000	12/01/2003
B0006923	REMODEL	38,640	03/01/2000
974204	CHNGE SRVC	0	11/01/1997
96-1178	MH MOVE-ON	0	01/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0727/1696	4/19/1995	WD	Q	V		10,500
GRANTOR: DEW LOICE & THELMA						
GRANTEE: COLON MICHAEL & DON						
0208/0256	1/01/1975	WD	Q	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W9 BAS=[YR=2001] W64 S20 BAS=[YR=2001] S12 FOP=[YR=2001] S8 E73 N20 W9 S12 W64$ E64 N12 W64$ E64 N20$ S20 E9 N20$.

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/16/2018 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS