LOTS 37 38 & 40
IN OR 1241/1415
R787543 R787544 & R787545

BONEWIT TRACY D & KELLY A
76295 DOVE ROAD
YULEE, FL 32097

2023

05-2N-27-4292-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

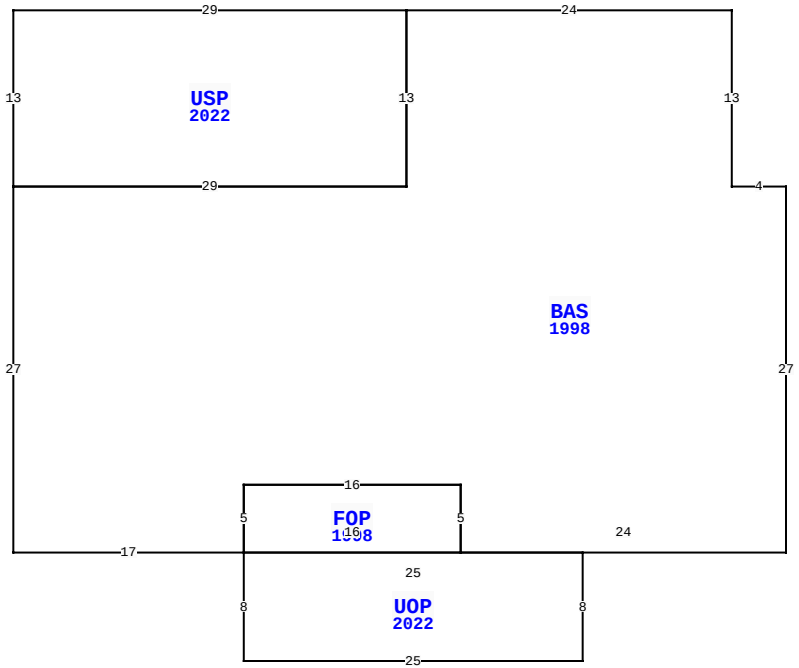
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100	1,771	61,231
FOP	80	30	24	830
UOP	200	25	50	1,729
USP	377	50	188	6,500
TOTALS	2,428		2,033	70,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,033	117.6000	82.32	167,357	1997	1997	0	0	0	58.00	42.00

2 M/H 94+ – 100% - 2005 Heated Area: 1771 HX Base Yr 2005



76295 DOVE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,645
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		220,320
TOTAL MARKET VALUE		309,870
SOH/AGL Deduction		200,611
ASSESSED VALUE		109,259
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,259
TOTAL JUST VALUE		309,870
NCON VALUE		24,619
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002990	GARAGE	35,928	02/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1241/1415	6/29/2004	WD	Q	I		120,900
GRANTOR: GOSS AUSTIN W & JEAN						
GRANTEE: BONEWIT TRACY D & K						
0281/0024	12/01/1978	MS	U	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 N13 W24 USP=[YR=2022] W29 S13 E29 N13$ S13 W29 S27 E17 UOP=[YR=2022] S8 E25 N8 W25$ FOP=[YR=1998] E16 N5 W16 S5$ N5 E16 S5 E24 N27 $.

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
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	3.24	AC		1.00	1.00	0.85	80,000.00	68,000.00	220,320							

REVIEW DATE 03/18/2022 BY NW Total Acres: 3.24 Total Land Value: 220,320 Market: 0 Agricultural: 0 Common: 220,320 PRINTED 08/02/2023 BY SYS

LOTS 37 38 & 40
IN OR 1241/1415
R787543 R787544 & R787545

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2023

05-2N-27-4292-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

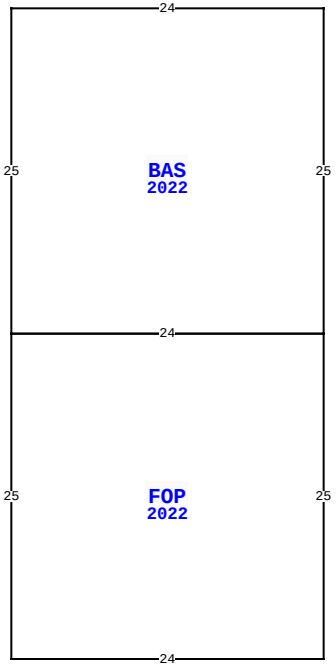
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	12,581
FOP	600	30	180	3,774
TOTALS	1,200		780	16,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	60.5000	21.18	16,520	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2005 Heated Area: 600 HX Base Yr 2005



76295 DOVE RD, YULEE

BLD DATE		LGL DATE	
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0281/0024	12/01/1978	MS	U	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S25 FOP=[YR=2022] S25 E24 N25 W24$ E24 N25$.

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 03/18/2022 BY NW Total Acres: 3.24 Total Land Value: 220,320 Market: 0 Agricultural: 0 Common: 220,320 PRINTED 08/02/2023 BY SYS