LOT 42 IN OR 954/1475
2009 SCTB DW/MH
FLOOD ACRES #2 UNR

VASILIOU WILLIAM M
76225 DOVE ROAD
YULEE, FL 32097-3755

2023

05-2N-27-4292-0042-0000

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

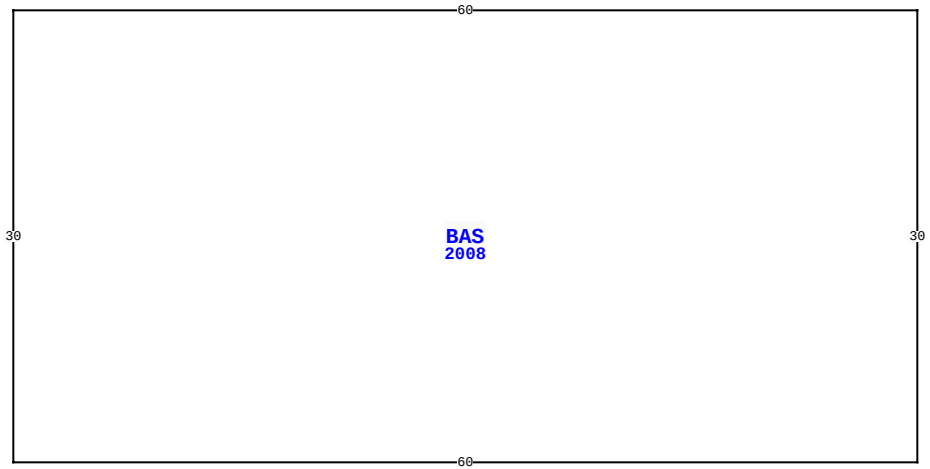
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	91,930
TOTALS	1,800		1,800	91,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	114.0000	79.80	143,640	2008	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2012 Heated Area: 1800 HX Base Yr 2012



76225 DOVE RD, YULEE

BLD DATE 05/06/2009 KK
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		91,930
TOTAL MARKET OB/XF VALUE		9,937
TOTAL LAND VALUE - MARKET		64,000
TOTAL MARKET VALUE		165,867
SOH/AGL Deduction		68,772
ASSESSED VALUE		97,095
TOTAL EXEMPTION VALUE	HX HB SX	97,095
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		165,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5168	CO ISSUED	0	03/25/2009
E21573	ELEC OTHER	0	02/01/2009
MH5168	MH MOVE-ON	0	02/01/2009
P13665	OTHER	0	02/01/2009
MH5168	MH MOVE-ON	0	01/01/2009
M14350	MECH OTHER	0	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0954/1475	10/19/2000	WD	Q	V		20,000
GRANTOR: HUTTO MIKHAIL S & & M						
GRANTEE: VASILIOU WILLIAM M						
0890/0521	7/08/1999	WD	Q	V		9,000
GRANTOR: GOSS AUSTIN & JEAN K						
GRANTEE: HUTTO MIKHAIL S & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S30 E60 N30$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0812	CONCRETE C	0	100	0	0	1,749.00	SF	4.00	4.00	100	2008	2008	3	90	6,296	
3	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2008	2008	3	90	386	

LAND DESCRIPTION

TOTAL OB/XF 9,937

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	000102	C	SFR/MH	100			0.00	0.00	2.00	AC		1.00	1.00	0.40	80,000.00	32,000.00	64,000							

REVIEW DATE 02/16/2018 BY SBX Total Acres: 2.00 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 08/02/2023 BY SYS