LOTS 46 & 47
FLOOD ACRES #2 UNR

KOWALIK BRANDY & JEREMY
76135 DOVE RD
YULEE, FL 32097

2023

05-2N-27-4292-0046-0000

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 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

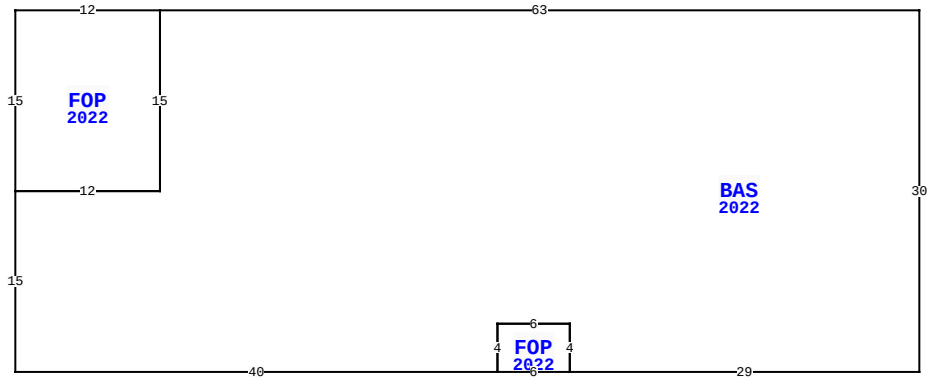
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	157,665
FOP	24	30	7	539
FOP	180	30	54	4,161
TOTALS	2,250		2,107	162,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	2,107	118.5604	77.06	162,365	2022	2022	0	0	0	0.00	100.00

1 MOD FRAME – 100% - 2023 Heated Area: 2046 HX Base Yr 2023



76135 DOVE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		162,365
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		161,000
TOTAL MARKET VALUE		323,365
SOH/AGL Deduction		0
ASSESSED VALUE		323,365
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		268,365
TOTAL JUST VALUE		323,365
NCON VALUE		162,365
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008849	CO ISSUED	0	06/09/2022
21016920	MODULAR HM	0	12/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/1875	8/31/2020	WD	Q	V	01	65,000
GRANTOR: EASON WALTER L JR						
GRANTEE: KOWALIK BRANDY & JE						
2387/1873	8/27/2020	QC	U	V	11	100
GRANTOR: SWARTZ CARL E II & SO						
GRANTEE: EASON WALTER L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W63 FOP=[YR=2022] W12 S15 E12 N15$ S15 W12 S15 E40 FOP=[YR=2022] E6 N4 W6 S4$ N4 E6 S4 E29 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

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			0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							
2	009630	C	SWAMP	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 05/09/2022 BY NW Total Acres: 4.00 Total Land Value: 161,000 Market: 0 Agricultural: 0 Common: 161,000 PRINTED 08/02/2023 BY SYS