

LOT 51  
FLOOD ACRES #2 UNR  
1993 REDM SW/MH

DOWDY SAMUEL CONLEY L/E/  
76059 DOVE ROAD  
YULEE, FL 32097

2023

05-2N-27-4292-0051-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 25 | MOD METAL 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 01 | MINIMUM 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                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |

|                  |         |                  |
|------------------|---------|------------------|
| 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       | 928              | 100         | 928          | 17,517               |
| TOTALS    | 928              |             | 928          | 17,517               |

|                |               |             |     |     |     |        |  |
|----------------|---------------|-------------|-----|-----|-----|--------|--|
| TOTALS         |               | 928         |     |     | 928 | 17,517 |  |
| EXTRA FEATURES |               |             |     |     |     |        |  |
| L<br>N         | OB/XF<br>CODE | DESCRIPTION | BLD | CAP | L   | W      |  |
| 3              | 0510          | GARAGE WD - | 0   | 100 | 20  | 20     |  |
| 4              | 1242          | WD DECK A   | 0   | 100 | 15  | 8      |  |
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| LAND DESCRIPTION |          |     |                      |     |     |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|--|--|--|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |  |  |  |  |
| 1                | 000115   | C   | SFR ACRES            | 100 |     |  |  |  |  |
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REVIEW DATE 02/16/2018 BY SBX

| MARKET ADJUSTMENTS                                                                                                                    |     |           |             |                |                |      |      |      |      |   |       |        |  |
|---------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                                                                                                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0820                                                                                                                                  | 02  | 928       | 96.8000     | 62.92          | 58,390         | 1993 | 1993 | 0    | 0    | 0 | 70.00 | 30.00  |  |
| 1 M/H 93- - 100% - 0                                                                                                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
| Heated Area: 928 HX Base Yr                                                                                                           |     |           |             |                |                |      |      |      |      |   |       |        |  |
| <div><div>14</div><div>66</div><div>4</div><div>2.2</div><div>2</div><div>2.2</div><div>4</div><div>66</div><div>BAS 1993</div></div> |     |           |             |                |                |      |      |      |      |   |       |        |  |

76059 DOVE RD, YULEE

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  |             |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|-------------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  | STANDARD    |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  | 17,517      |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  | 3,172       |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  | 160,000     |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  | 180,689     |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  | 101,591     |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  | 79,098      |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  | 50,000      |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  | 29,098      |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  | 180,689     |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  | 0           |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  | 124,247     |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| C5047      | CO ISSUED   | 0   | 03/01/2008 |
| MH5047     | MH MOVE-ON  | 0   | 03/01/2008 |
| P13098     | OTHER       | 0   | 03/01/2008 |

| SALES DATA                     |            |              |        |        |           |               |     |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|-----|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |     |
| 2402/1967                      | 10/02/2020 | QC           | U      | I      | 11        |               | 100 |
| GRANTOR: DOWDY SAMUEL CONLEY   |            |              |        |        |           |               |     |
| GRANTEE: WINGATE JAMES         |            |              |        |        |           |               |     |
| 2378/0185                      | 7/21/2020  | FJ           | U      | I      | 11        |               | 0   |
| GRANTOR: DOWDY KENNEATH L JR E |            |              |        |        |           |               |     |
| GRANTEE: DOWDY SAMUEL D        |            |              |        |        |           |               |     |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                               |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W66 S14 E66 N4 U2 R1 N2 L1 U2 N4\$. |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,172       |  |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000

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