LOT 54
IN OR 899/1358
FLOOD ACRES #2 UNR

MURPHY KEVIN D & ANITA A
76007 DOVE ROAD
YULEE, FL 32097

2023

05-2N-27-4292-0054-0000

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	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

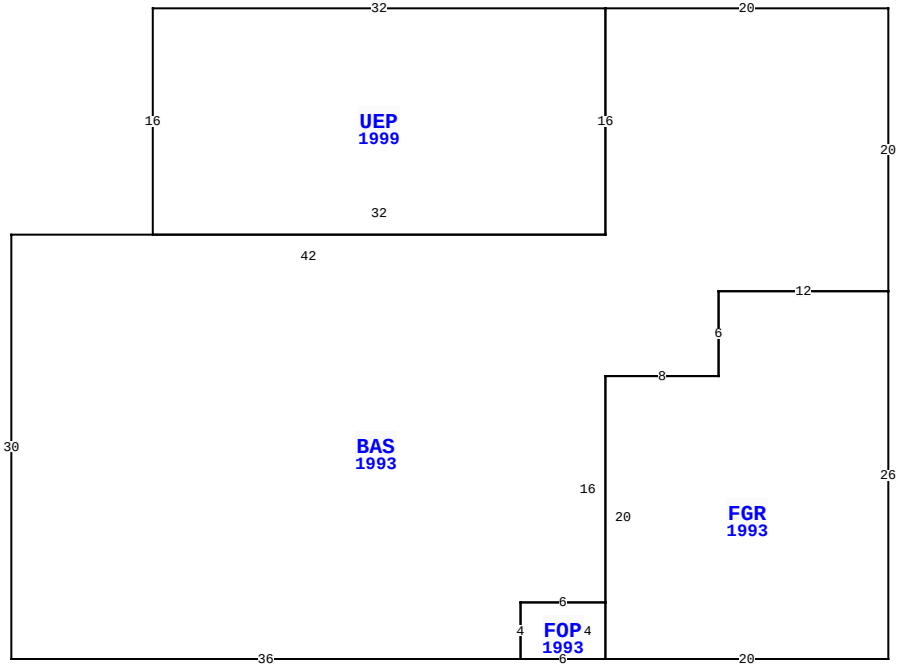
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1,684	133,404
FGR	472	55	260	20,597
FOP	24	30	7	554
UEP	512	60	307	24,320
TOTALS	2,692		2,258	178,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,258	103.8800	93.75	211,688	1989	1989	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1684 HX Base Yr 2000



76007 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		178,876
TOTAL MARKET OB/XF VALUE		4,043
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		322,919
SOH/AGL Deduction		180,566
ASSESSED VALUE		142,353
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,353
TOTAL JUST VALUE		322,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0899/1358	9/17/1999	WD	Q	I		111,300
GRANTOR: THORNTON JOHN M & DEB						
GRANTEE: MURPHY KEVIN & ANIT						
0581/0764	10/12/1989	WD	U	I	01	100
GRANTOR: THORNTON JOHN M						
GRANTEE: THORNTON J M & D W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UEP=[YR=1999] W32 S16 E32 N16$ S16 W42 S30 E36 FOP=[YR=1993] E6 FGR=[YR=1993] E20 N26 W12 S6 W8 S20$ N4 W6 S4$ N4 E6 N16 E8 N6 E12 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
1	0810	CONCRETE A	0	100	0	0	430.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,663	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 4,043

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	1.75	AC		1.00	1.00	1.00	80,000.00	80,000.00	140,000							

REVIEW DATE 02/16/2018 BY SBX Total Acres: 1.75 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS