LOTS 58 & 59
(EX OR 2462/1142)
FLOOD ACRES # 2 UNR

KENNISON RONNIE & LEANNE
5585 COUNTY RD 352
KEYSTONE HEIGHTS, FL 32656

2023

05-2N-27-4292-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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
Quality	03	Quality Level 03

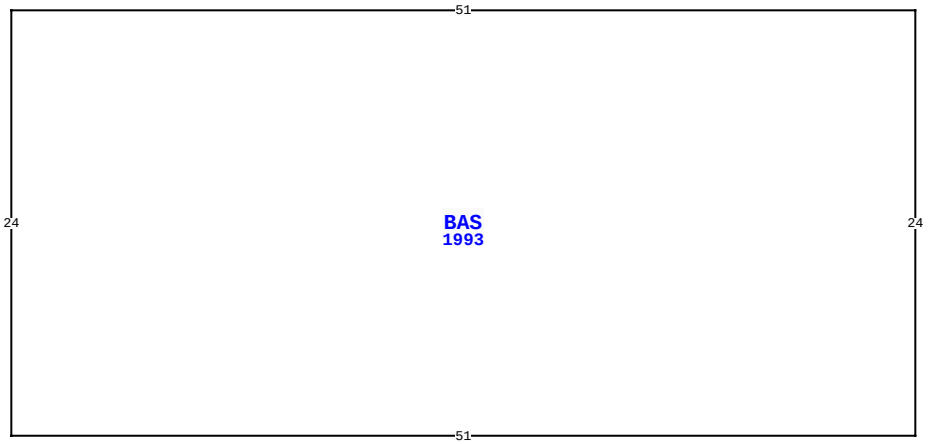
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	21,481
TOTALS	1,224		1,224	21,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,224	90.0000	58.50	71,604	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1224 HX Base Yr



76230 DOVE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,481
TOTAL MARKET OB/XF VALUE	2,560
TOTAL LAND VALUE - MARKET	192,000
TOTAL MARKET VALUE	216,041
SOH/AGL Deduction	0
ASSESSED VALUE	216,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,041
TOTAL JUST VALUE	216,041
NCON VALUE	24,041
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0259/0346	2/01/1978	WD	Q	V		14,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S24 E51 N24$.

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	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1975	1975	3	20	240	
2	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1975	1975	3	20	160	
3	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1978	1978	3	20	1,440	
4	0681	POLE SHED	0	0	12	20	240.00	SF	15.00	15.00	100	1978	1978	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 2,560

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	0		OR	0.00	0.00	3.00	AC		1.00	1.00	0.80	80,000.00	64,000.00	192,000							

REVIEW DATE 06/09/2021 BY NWA Total Acres: 3.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 08/02/2023 BY SYS