LOT 67
IN OR 1730/150
FLOOD ACRES #2 UNR

BENNETT MELVIN D EST
76084 DOVE ROAD
YULEE, FL 32097

2023

05-2N-27-4292-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

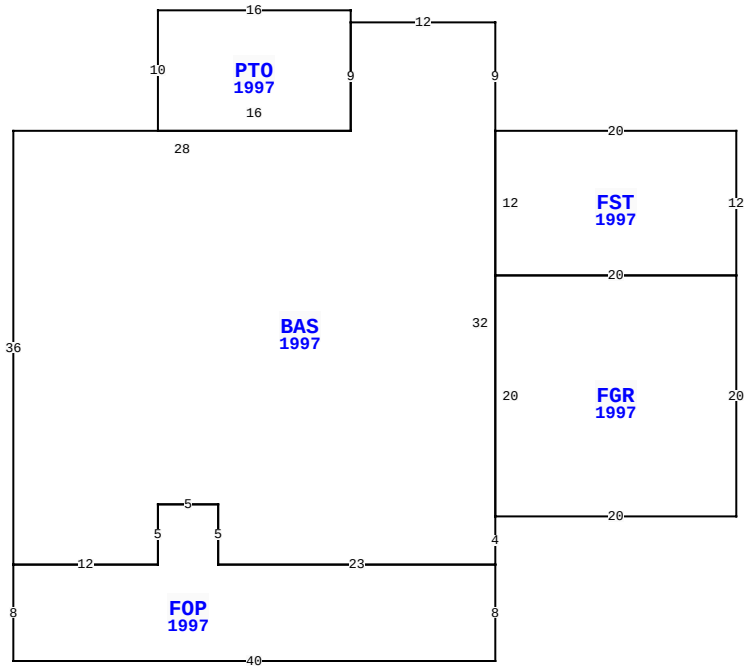
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,523	100	1,523	119,990
FGR	400	55	220	17,333
FOP	345	30	104	8,194
FST	240	55	132	10,399
PTO	160	5	8	630
TOTALS	2,668		1,987	156,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,987	99.7640	90.04	178,909	1997	1997	0	0	0	12.50	87.50

1 SINGLE FAM – 100% - 0 Heated Area: 1523 HX Base Yr



76084 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		156,545
TOTAL MARKET OB/XF VALUE		2,991
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		271,536
SOH/AGL Deduction		131,450
ASSESSED VALUE		140,086
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		85,086
TOTAL JUST VALUE		271,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972488	H/AC	0	07/01/1997
973988	NEW CONSTR	89,000	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1730/0150	8/25/2010	QC	U	I	11	100
GRANTOR: BENNETT ADDIE L						
GRANTEE: BENNETT MELVIN D						
0794/1355	5/28/1997	WD	U	I	07	100
GRANTOR: FLA WATERFRONT REALTY						
GRANTEE: BENNETT MELVIN & AD						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1997] W20 BAS=[YR=1997] N9 W12 PTO=[YR=1997] N1 W16 S10 E16 N9$ S9 W28 S36 FOP=[YR=1997] S8 E40 N8 W23 N5 W5 S5 W12$ E12 N5 E5 S5 E23 N4 FGR=[YR=1997] E20 N20 W20 S20$ N32$ S12 E20 N12$.

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	1997	1997	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	32.00	SF	6.50	6.50	100	1997	1997	3	75	156	

LAND DESCRIPTION

TOTAL OB/XF 2,991

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	0.70	80,000.00	56,000.00	112,000							

REVIEW DATE 02/16/2018 BY SBX Total Acres: 2.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/02/2023 BY SYS