LOT 69
IN OR 1434/1227
R583978 & R583979

SNIZEK RONALD & LESLEY
76048 DOVE RD
YULEE, FL 32097

2023

05-2N-27-4292-0069-0000

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	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

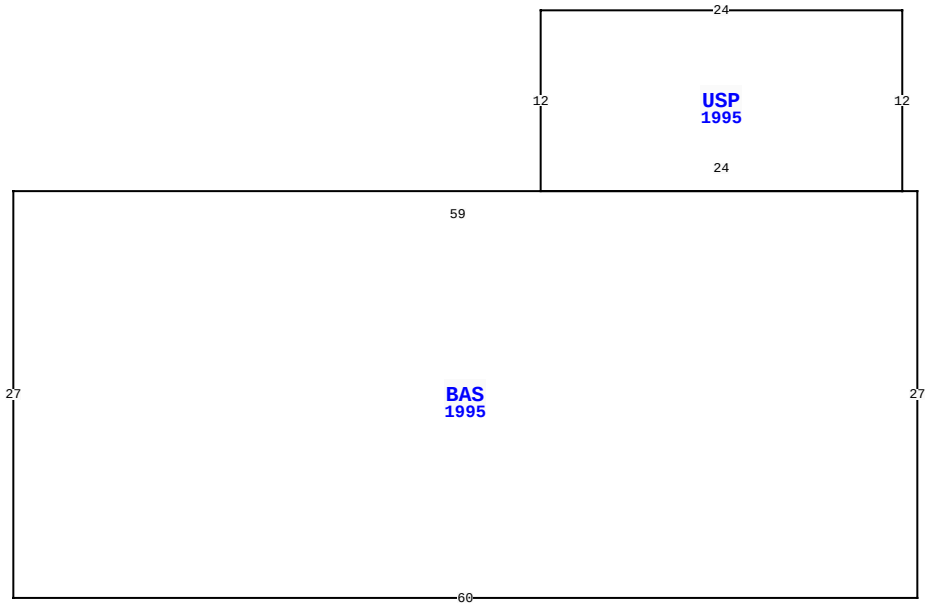
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	45,247
USP	288	50	144	4,022
TOTALS	1,908		1,764	49,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,764	114.0000	79.80	140,767	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2008 Heated Area: 1620 HX Base Yr 2008



76048 DOVE RD, YULEE

BLD DATE	03/28/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		49,268
TOTAL MARKET OB/XF VALUE		24,488
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		185,756
SOH/AGL Deduction		84,268
ASSESSED VALUE		101,488
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,488
TOTAL JUST VALUE		185,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02219	ADDITION	5,886	09/01/1995
95-819	MH MOVE-ON	0	03/01/1995
4391	H/AC	2,445	10/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/1227	8/03/2006	WD	Q	I		149,000
GRANTOR: FORSYTH CHARLES E II						
GRANTEE: SNIZEK RONALD & LES						
0692/0880	11/17/1993	WD	U	I	07	100
GRANTOR: ROGERS MICHAEL & JANE						
GRANTEE: FORSYTH CHARLES II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W1 USP=[YR=1995] N12 W24 S12 E24$ W59 S27 E60 N27$.

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	100	8	16	128.00	SF	10.00	10.00	100	1995	1995	3	20	256	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1995	1995	3	72	337	
5	0845	KOOL DECK	0	100	0	0	626.00	SF	7.25	7.25	100	2003	2003	3	84	3,812	
6	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2003	2003	3	36	12,852	
7	0803	ASPHALT C	0	100	0	0	3,282.00	SF	2.00	2.00	100	2003	2003	3	54	3,545	
8	2701	QUONSET GD	0	100	24	16	384.00	SF	15.00	15.00	100	2008	2008	3	64	3,686	

LAND DESCRIPTION

TOTAL OB/XF 24,488

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 09/21/2022 BY NWA Total Acres: 2.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/02/2023 BY SYS