PT OF LOT 76
IN OR 2583/1851
FLOOD ACRES #2 UNR

SCHOFIELD JOHN E & PATRICIA J
76445 DOVE RD
YULEE, FL 32097

2023

05-2N-27-4292-0076-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

76445 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	0
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	129,000
SOH/AGL Deduction	0
ASSESSED VALUE	129,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,000
TOTAL JUST VALUE	129,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125260	CO ISSUED	0	05/03/2013
B112560	NEW CONSTR	0	05/01/2013
B25196	DEMOLITION	1,000	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1851	6/27/2022	QC	U	V	11	100
GRANTOR: BLACKWELDER DYLAN DAK						
GRANTEE: SCHOFIELD JOHN E &						
1807/1055	8/16/2012	QC	U	I	11	100
GRANTOR: BLACKWELDER JOHNNY						
GRANTEE: BLACKWELDER DYLAN D						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1990	1990	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	1.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,000							

REVIEW DATE 02/16/2018 BY SBX Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS