PT WILLIAM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 2326/835

HUNT ROBERT C & MARGARET
96106 DOLPHIN WAY
YULEE, FL 32097

2023

50-3N-28-0000-0041-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

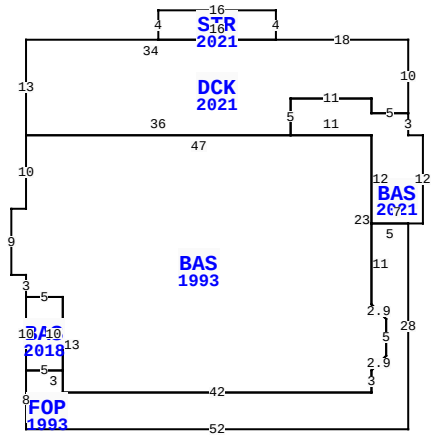
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

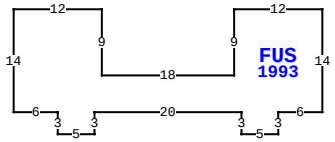
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	224,621
BAS	50	100	50	6,968
BAS	154	100	154	21,459
DCK	606	10	61	8,500
FOP	376	30	113	15,745
FUS	456	100	456	63,541
STR	64	10	6	836
TOTALS	3,318		2,452	341,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,452	125.4960	149.03	365,422	1988	2009	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2021 Heated Area: 2272 HX Base Yr





96106 DOLPHIN WAY, YULEE

BLD DATE		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		366,754
TOTAL MARKET OB/XF VALUE		116,985
TOTAL LAND VALUE - MARKET		317,790
TOTAL MARKET VALUE		801,529
SOH/AGL Deduction		0
ASSESSED VALUE		801,529
TOTAL EXEMPTION VALUE	13	801,529
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		801,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107523	REMODEL	7,834	06/09/2021
B2000679	GARAGE	20,000	01/23/2020
M1805159	H/AC	0	05/22/2018
R1701711	REPAIR/RRF	30,000	03/02/2017
4479	NEW CONSTR	65,083	11/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/0835	12/19/2019	QC	U	I	11	100
GRANTOR: HUNT ROBERT C & MARGA						
GRANTEE: HUNT ROBERT C & MAR						
2303/1263	9/12/2019	WD	Q	I	01	470,000
GRANTOR: WOOD TRAVIS J & ALEA						
GRANTEE: HUNT ROBERT CLINTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 N3 DCK=[YR=2021] N10 W18 STR=[YR=2021] N4 W16 S4 E16$ W34 S13 BAS=[YR=1993] S10 W2 S9 E2 S3 BAS=[YR=2018] S10 FOP=[YR=1993] S8 E52 N28 W5 S11 R2 D2 S5 L2 D2 S3 W42 N3 W5$ E5 N10 W5$ E5 S13 E42 N3 U2 R2 N5 L2 U2 N23 W47$ E36 N5 E11 S2 E5$ W5 N2 W11 S5 E11 S12 E7 N12$ PTR= E25 FUS=[YR=1993] E12 S9 E18 N9 E12 S14 W6 S3 W5 N3 W20 S3 W5 N3 W6 N14$ W25 $.

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	0300	BOAT DCK W	0	100	0	0	1,564.00	SF	40.00	40.00	100	2021	2021	3	98	61,309	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2021	2021	3	97	2,231	
4	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2021	2021	3	98	5,096	
5	0855	CONC PAVER	0	100	20	6	120.00	SF	10.00	10.00	100	2019	2019	3	99	1,188	
6	0811	CONCRETE B	0	100	0	0	655.00	SF	5.20	5.20	100	2020	2020	3	99	3,372	
7	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	2020	2020	3	93	8,928	
8	0812	CONCRETE C	0	100	0	0	7,289.00	SF	4.00	4.00	100	2021	2021	3	100	29,156	
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2021	2021	3	97	1,940	
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2021	3	97	1,455	

TOTAL OB/XF 116,985

LAND DESCRIPTION

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	000130	C	SFR WATER	100		RS-1	100.00	547.00	110.00	FF	6	1.07	1.00	1.07	2,700.00	2,889.00	317,790							

REVIEW DATE 12/15/2021 BY KW Total Acres: 0.00 Total Land Value: 317,790 Market: 0 Agricultural: 0 Common: 317,790 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

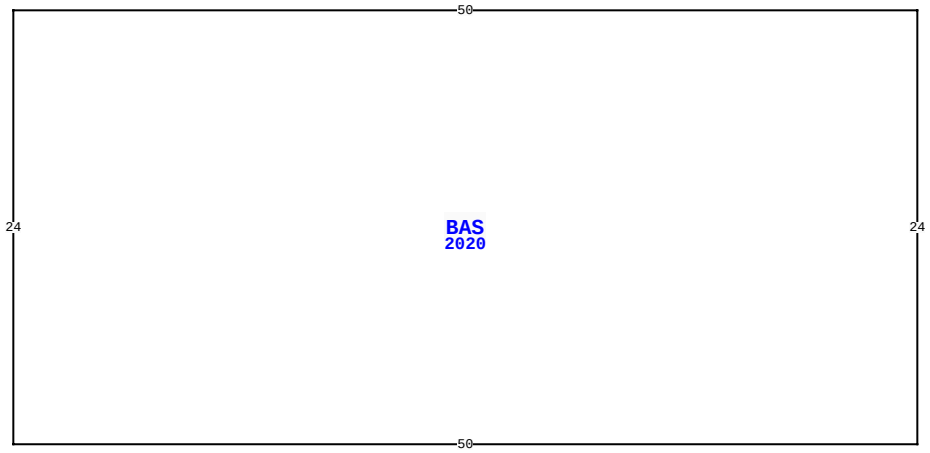
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	25,084
TOTALS	1,200		1,200	25,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	21.33	25,596	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2021 Heated Area: 1200 HX Base Yr



96106 DOLPHIN WAY, YULEE

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NASSAU COUNTY PROPERTY

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GRANTOR: WOOD TRAVIS J & ALEA						
GRANTEE: HUNT ROBERT CLINTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W50 S24 E50 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/15/2021 BY KW Total Acres: 0.00 Total Land Value: 317,790 Market: 0 Agricultural: 0 Common: 317,790 PRINTED 08/02/2023 BY SYS