PARCEL 3-2 IN SC 54 & 55-3N-27
IN OR 759/128 & 759/130

BROWN DAVID L & BEVERLY O
PO BOX 435
YULEE, FL 32041-0435

2023

54-3N-27-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	06	Quality Level 06

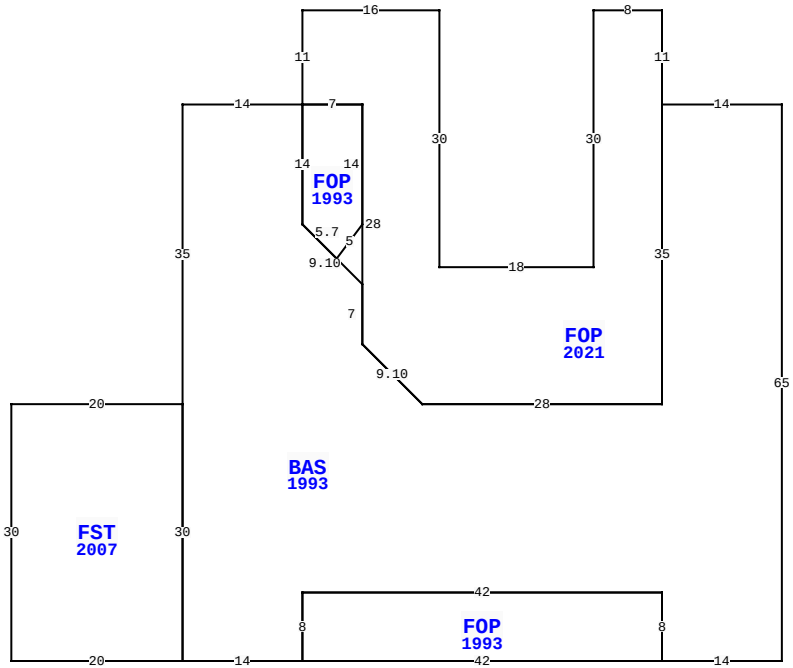
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,891	100	2,891	232,298
FOP	112	30	34	2,732
FOP	336	30	101	8,116
FOP	1,123	30	337	27,079
FST	600	55	330	26,516
TOTALS	5,062		3,693	296,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,693	114.8850	103.68	382,890	1987	1992	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 0 Heated Area: 2891 HX Base Yr



76526 TOM BURNEY 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		378,044
TOTAL MARKET OB/XF VALUE		18,433
TOTAL LAND VALUE - MARKET		448,000
TOTAL MARKET VALUE		844,477
SOH/AGL Deduction		545,118
ASSESSED VALUE		299,359
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		244,359
TOTAL JUST VALUE		844,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		638,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3738	SWIM POOL	7,182	12/10/1986
3551	NEW CONSTR	50,000	08/08/1986
3631	NEW CONSTR	5,000	08/08/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0759/0130	5/07/1996	WF	U	I	10	91,000
GRANTOR: OVIATT EUGENE & PATRI						
GRANTEE: BROWN DAVID & BEVER						
0759/0128	5/07/1996	WD	U	I	10	19,500
GRANTOR: OVIATT EUGENE & PATRI						
GRANTEE: BROWN DAVID & BEVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=2021] N11 W8 S30 W18 N30 W16 S11 FOP=[YR=1993] S14 D4 R4 U4 R3 N14 W7$ E7 S28 D7 R7 E28 N35$ S35 W28 U7 L7 N7 U7 L7 N14 W14 S35 FST=[YR=2007] W20 S30 E20N30 $ S30 E14 FOP=[YR=1993] E42 N8 W42 S8 $ N8 E42 S8 E14 N65 $.

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	0812	CONCRETE C	0	100	0	0	1,696.00	SF	4.00	4.00	100	1987	1987	3	54.5	3,697	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	4,480	
3	0866	POOL FIBER	0	100	18	30	540.00	SF	72.00	72.00	100	1987	1987	3	20	7,776	
4	1242	WD DECK A	0	100	85	4	340.00	SF	10.00	10.00	100	1987	1987	3	20	680	
6	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	2009	2009	3	60	1,800	

LAND DESCRIPTION

TOTAL OB/XF 18,433

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		OR	0.00	0.00	5.60	AC		1.00	1.00	1.00	80,000.00	80,000.00	448,000							

REVIEW DATE 03/08/2022 BY NWA Total Acres: 5.60 Total Land Value: 448,000 Market: 0 Agricultural: 0 Common: 448,000 PRINTED 08/02/2023 BY SYS

PARCEL 3-2 IN SC 54 & 55-3N-27
IN OR 759/128 & 759/130

BROWN DAVID L & BEVERLY O
PO BOX 435
YULEE, FL 32041-0435

2023

54-3N-27-0000-0003-0020

BUILDING CHARACTERISTICS

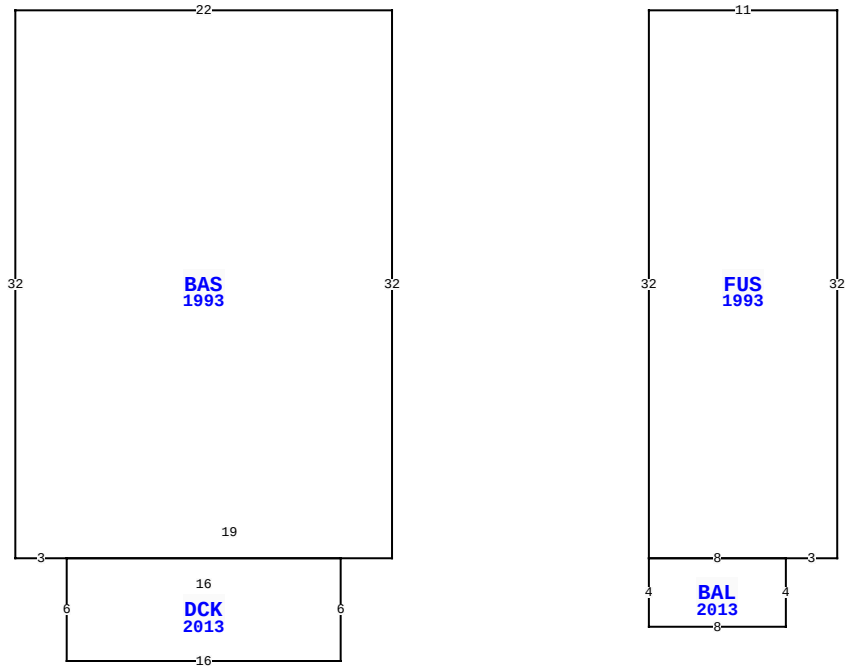
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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
BAL	32	15	5	322
BAS	704	100	704	45,277
DCK	96	10	10	643
FUS	352	100	352	22,639
TOTALS	1,184		1,071	68,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,071	87.9800	79.40	85,037	1970	1975	0	0	0	19.00	81.00

2 SINGLE FAM – 100% - 0 Heated Area: 1056 HX Base Yr



76526 TOM BURNEY RD, YULEE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		244,359
TOTAL JUST VALUE		844,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		638,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0759/0130	5/07/1996	WF	U	I	10	91,000
GRANTOR: OVIATT EUGENE & PATRI						
GRANTEE: BROWN DAVID & BEVER						
0759/0128	5/07/1996	WD	U	I	10	19,500
GRANTOR: OVIATT EUGENE & PATRI						
GRANTEE: BROWN DAVID & BEVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S32 E3 DCK=[YR=2013] S6 E16 N6 W16$ E19 N32$ PTR= E15 FUS=[YR=1993] E11 S32 W3 BAL=[YR=2013] S4 W8 N4 E8$ W8 N32 $ W15 $.

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 03/08/2022 BY NWA Total Acres: 5.60 Total Land Value: 448,000 Market: 0 Agricultural: 0 Common: 448,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
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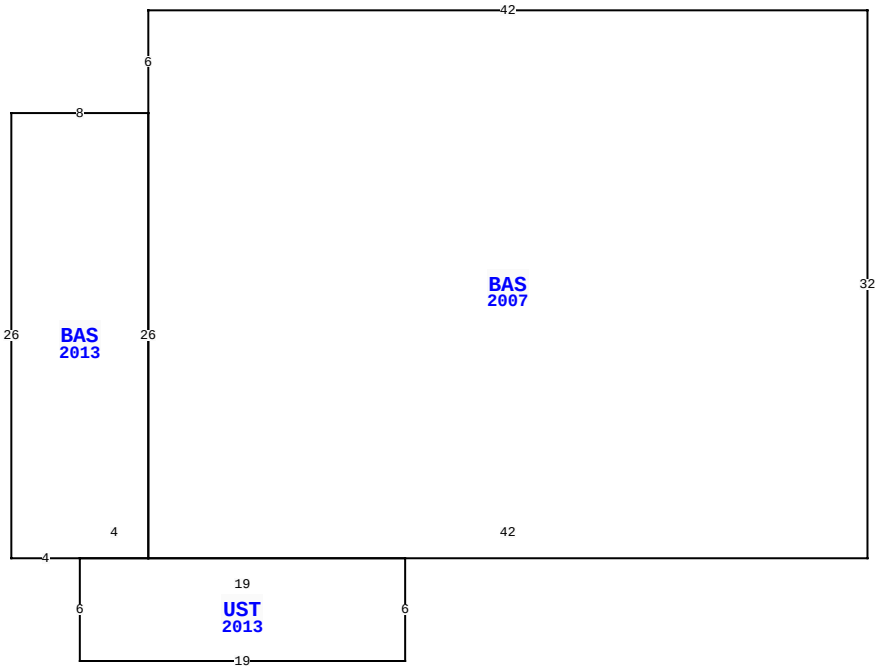
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,344	100	1,344	10,450
BAS	208	100	208	1,617
UST	114	40	46	358
TOTALS	1,666		1,598	12,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	1,598	44.4150	15.55	24,849	1993	1993	0	0	0	50.00	50.00

3 GARAGE RES – 100% - 0 Heated Area: 1552 HX Base Yr



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GRANTEE: BROWN DAVID & BEVER						
0759/0128	5/07/1996	WD	U	I	10	19,500
GRANTOR: OVIATT EUGENE & PATRI						
GRANTEE: BROWN DAVID & BEVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W42 S6 BAS=[YR=2013] W8 S26 E4 UST=[YR=2013] S6 E19 N6 W19$ E4 N26$ S26 E42 N32$.

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 03/08/2022 BY NWA Total Acres: 5.60 Total Land Value: 448,000 Market: 0 Agricultural: 0 Common: 448,000 PRINTED 08/02/2023 BY SYS