LOT 22 IN OR 1265 PG 1644
2004 PALM DW/MH
FLOOD ACRES NO 2 UNR

CULPEPPER WILLIAM DAVID
76404 DOVE ROAD
YULEE, FL 32097

2024

05-2N-27-4292-0022-0000

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	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
Quality	03	Quality Level 03

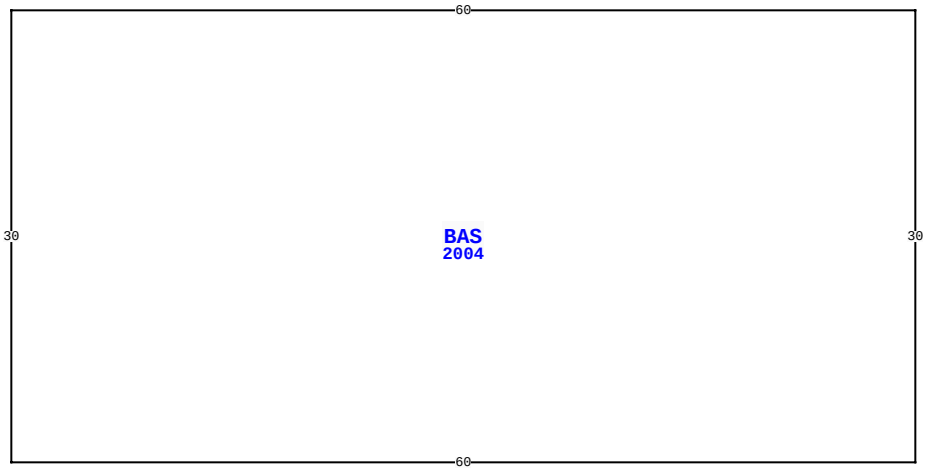
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	85,730
TOTALS	1,800		1,800	85,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	117.6000	88.20	158,760	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2006 Heated Area: 1800 HX Base Yr 2006



76404 DOVE RD, YULEE

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,730
TOTAL MARKET OB/XF VALUE		259
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		245,989
SOH/AGL Deduction		160,051
ASSESSED VALUE		85,938
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,938
TOTAL JUST VALUE		245,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0408633	NEW CONSTR	0	10/01/2004
MH044486	MH MOVE-ON	0	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1265/1644	10/14/2004	WD	Q	V		34,000
GRANTOR: DOVER STEPHEN D & JEN						
GRANTEE: CULPEPPER WILLIAM D						
1106/0134	1/08/2003	WD	Q	V		29,500
GRANTOR: ADAMS DANIEL S & TAMM						
GRANTEE: DOVER STEPHEN & JEN						

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	0	0	96.00	SF	10.00	10.00	100	2006	2006	3	27	259	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S30 E60 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 259

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	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 10/03/2022 BY NWA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS