LOT 23
FLOOD ACRES NO 2 UNR

WAYNE JOHN/
76390 DOVE RD
YULEE, FL 32097

2024

05-2N-27-4292-0023-0000

BUILDING CHARACTERISTICS

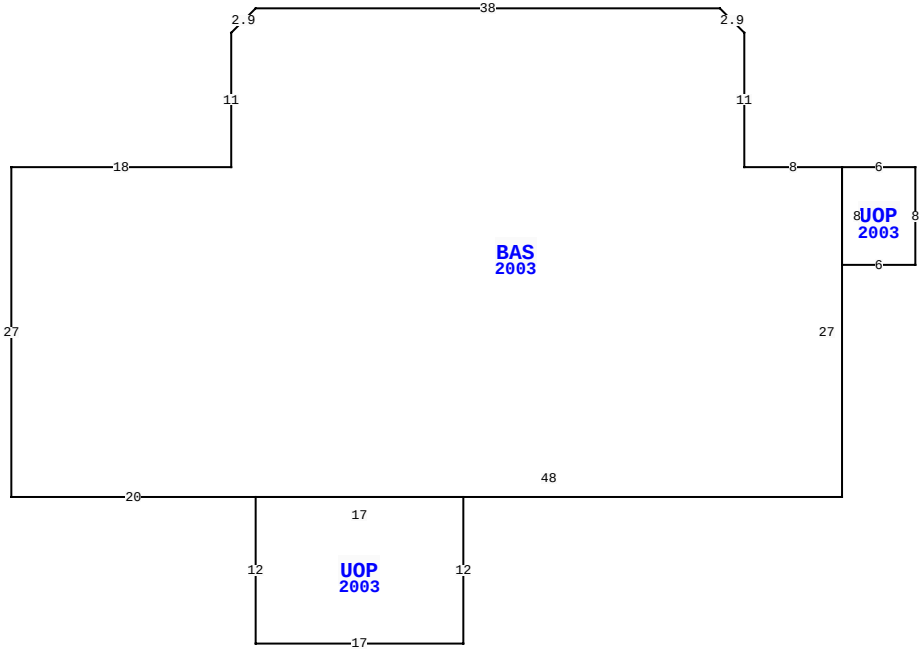
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	2,378	100	2,378	130,432
UOP	48	25	12	658
UOP	204	25	51	2,797
TOTALS	2,630		2,441	133,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,441	140.6400	105.48	257,477	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2016 Heated Area: 2378 HX Base Yr 2016



76390 DOVE RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		133,888
TOTAL MARKET OB/XF VALUE		16,462
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		310,350
SOH/AGL Deduction		178,878
ASSESSED VALUE		131,472
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		76,472
TOTAL JUST VALUE		310,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034161	MH MOVE-ON	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	8/17/2015	CN	Q	I	01	153,800
GRANTOR: ADAMS DANIEL SCOTT						
GRANTEE: WAYNE JOHN						
1429/1954	7/24/2006	WD	U	I	01	100
GRANTOR: ADAMS DANIEL S & TAMM						
GRANTEE: ADAMS DANIEL SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2003] W6 BAS=[YR=2003] W8 N11 U2 L2 W38 D2 L2 S11 W18 S27 E20 UOP=[YR=2003] S12 E17 N12 W17 $ E48 N27 $ S8 E6 N8 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0351	CARPORT MT	0	100	18	18	324.00	SF	5.60	5.60	100	2005	2005	3	24	435	
3	0811	CONCRETE B	0	100	0	0	2,903.00	SF	5.20	5.20	100	2005	2005	3	86	12,982	

LAND DESCRIPTION

TOTAL OB/XF 16,462

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