PT OF LOTS 38 & 40
IN OR 895/505
R433920 & R433921

COX FRANK & SUSAN
76263 DOVE ROAD
YULEE, FL 32097

2024

05-2N-27-4292-0038-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		1 100
Quality	03	Quality Level 03

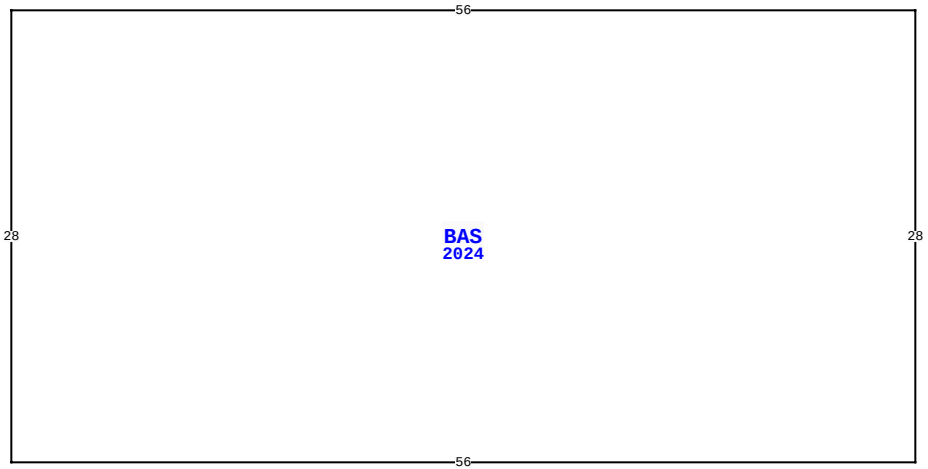
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	49,612
TOTALS	1,568		1,568	49,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,568	113.0000	79.10	124,029	1987	1997	0	0	0	60.00	40.00

2 M/H 93- – 0% - 2024 Heated Area: 1568 HX Base Yr



76263 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	49,612
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,200
TOTAL MARKET VALUE	144,812
SOH/AGL Deduction	36,417
ASSESSED VALUE	108,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,395
TOTAL JUST VALUE	144,812
NCON VALUE	49,612
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230014126	CO ISSUED		11/02/2023
230013106	D/W M/H		10/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0895/0505	8/13/1999	WD	Q	I		35,000

GRANTOR: GOSS AUSTIN & JEAN K
GRANTEE: COX FRANK & SUSAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E56 S28 W56 N28 $
.

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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	80,000.00	80,000.00	95,200							

REVIEW DATE 11/08/2023 BY NW Total Acres: 1.19 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 08/06/2024 BY SYS