LOT 41
IN OR 1221/738
2004 SKYO (FLEET) DW/MH

KLIX KORY J & DEBORAH
76233 DOVE RD
YULEE, FL 32097

2024

05-2N-27-4292-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

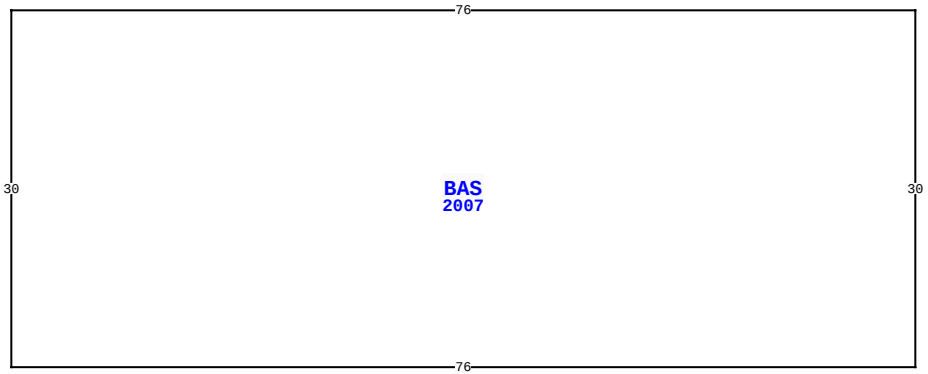
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	108,222
TOTALS	2,280		2,280	108,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	87.90	200,412	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2008 Heated Area: 2280 HX Base Yr 2008



76233 DOVE RD, YULEE

BLD DATE	03/27/2008 KKJW	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		108,222
TOTAL MARKET OB/XF VALUE		3,226
TOTAL LAND VALUE - MARKET		64,000
TOTAL MARKET VALUE		175,448
SOH/AGL Deduction		77,493
ASSESSED VALUE		97,955
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,955
TOTAL JUST VALUE		175,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412895	FOUNDATION	1,900	05/01/2004
WE400281	FIRE SPRNK	0	05/01/2004
MH044398	MH MOVE-ON	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1221/0738	4/12/2004	WD	U	I	11	42,000
GRANTOR: WEINBERG LISA RENEE R						
GRANTEE: KLIX KORY J & DEBOR						
1194/1753	12/11/2003	QC	U	V	06	100
GRANTOR: WEINBERG ROBERT						
GRANTEE: WEINBERG LISA RENEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S30 E76 N30$.

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	2005	2005	3	89	3,115	
2	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	2007	2007	3	31	74	
3	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2007	2007	3	31	37	

LAND DESCRIPTION

TOTAL OB/XF 3,226

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	0.40	80,000.00	32,000.00	64,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 08/06/2024 BY SYS