LOTS 46 & 47
FLOOD ACRES #2 UNR
ESMT IN OR 2540-554

KOWALIK BRANDY & JEREMY
76135 DOVE RD
YULEE, FL 32097

2024

05-2N-27-4292-0046-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

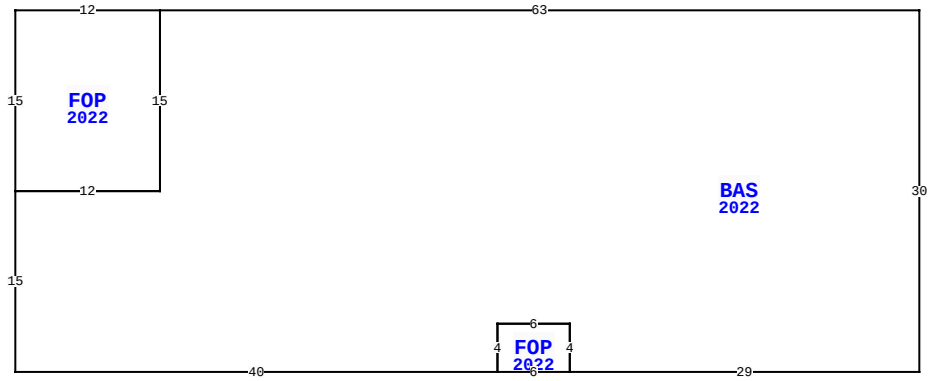
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	194,063
FOP	24	30	7	664
FOP	180	30	54	5,122
TOTALS	2,250		2,107	199,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,107	118.5604	94.85	199,849	2022	2022	0	0	0	0.00	100.00

1 SFR MODULR – 100% - 2023 Heated Area: 2046 HX Base Yr 2023



76135 DOVE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,849
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		161,000
TOTAL MARKET VALUE		360,849
SOH/AGL Deduction		27,783
ASSESSED VALUE		333,066
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		278,066
TOTAL JUST VALUE		360,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008849	CO ISSUED	0	06/09/2022
21016920	MODULAR HM	0	12/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1875	8/31/2020	WD	Q	V	01	65,000
GRANTOR: EASON WALTER L JR						
GRANTEE: KOWALIK BRANDY & JE						
2387/1873	8/27/2020	QC	U	V	11	100
GRANTOR: SWARTZ CARL E II & SO						
GRANTEE: EASON WALTER L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W63 FOP=[YR=2022] W12 S15 E12 N15$ S15 W12 S15 E40 FOP=[YR=2022] E6 N4 W6 S4$ N4 E6 S4 E29 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

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	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 05/09/2022 BY NW Total Acres: 4.00 Total Land Value: 161,000 Market: 0 Agricultural: 0 Common: 161,000 PRINTED 08/06/2024 BY SYS