LOT 51
FLOOD ACRES #2 UNR
1993 REDM SW/MH

DOWDY SAMUEL CONLEY L/E/
76059 DOVE ROAD
YULEE, FL 32097

2024

05-2N-27-4292-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

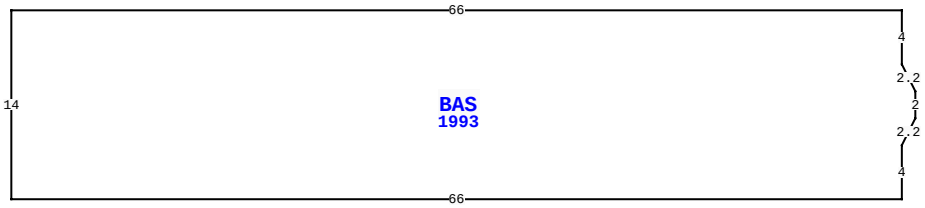
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	928	100	928	18,864
TOTALS	928		928	18,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	928	96.8000	67.76	62,881	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 928 HX Base Yr



76059 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		18,864
TOTAL MARKET OB/XF VALUE		3,124
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		181,988
SOH/AGL Deduction		100,517
ASSESSED VALUE		81,471
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,471
TOTAL JUST VALUE		181,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5047	CO ISSUED	0	03/01/2008
MH5047	MH MOVE-ON	0	03/01/2008
P13098	OTHER	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/1967	10/02/2020	QC	U	I	11	100
GRANTOR: DOWDY SAMUEL CONLEY						
GRANTEE: WINGATE JAMES						
2378/0185	7/21/2020	FJ	U	I	11	0
GRANTOR: DOWDY KENNEATH L JR E						
GRANTEE: DOWDY SAMUEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N4 U2 R1 N2 L1 U2 N4$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1975	1975	3	20	2,800	
2	1242	WD DECK A	0	100	15	8	120.00	SF	10.00	10.00	100	2006	2006	3	27	324	

LAND DESCRIPTION

TOTAL OB/XF 3,124

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 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS