LOT 66
IN OR 502 PG 408
FLOOD ACRES #2 UNR

CROSBY RICHARD L & CAROLYN A
76098 DOVE RD
YULEE, FL 32097

2024

05-2N-27-4292-0066-0000

BUILDING CHARACTERISTICS

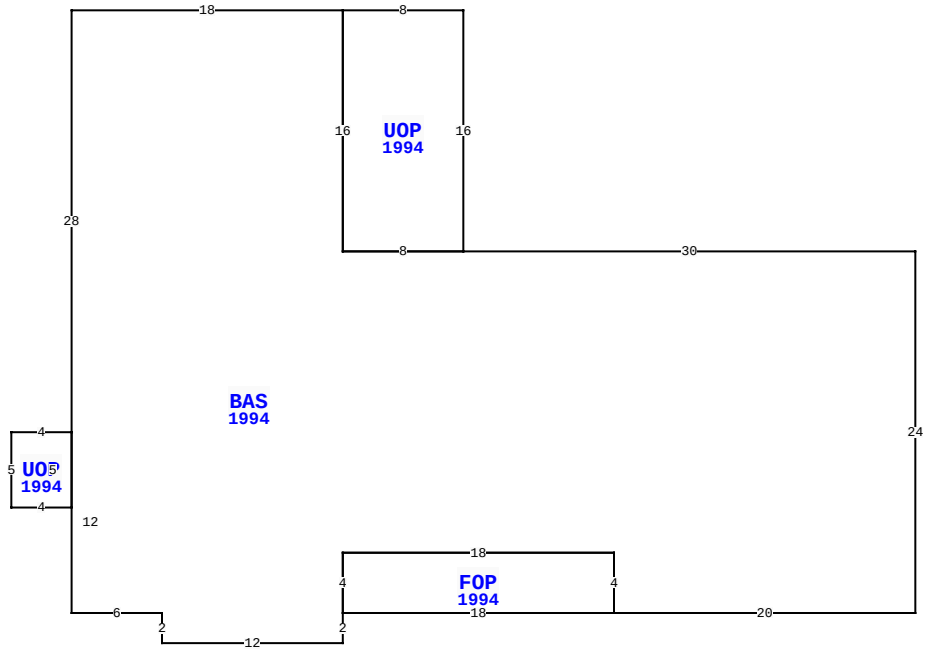
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,584	100	1,584	140,826
FOP	72	30	22	1,956
UOP	20	20	4	356
UOP	128	20	26	2,312
TOTALS	1,804		1,636	145,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,636	109.1400	103.68	169,620	1994	1994	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 0 Heated Area: 1584 HX Base Yr



76098 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		145,449
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		257,449
SOH/AGL Deduction		165,587
ASSESSED VALUE		91,862
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,862
TOTAL JUST VALUE		257,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00693	NEW CONSTR	67,022	01/01/1994
5581	ADDITION	14,000	03/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0502/0408	10/01/1986	WD	U	V		4,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W30 UOP=[YR=1994] N16 W8 S16 E8$ W8 N16 W18 S28 UOP=[YR=1994] W4 S5 E4 N5$ S12 E6 S2 E12 N2 FOP=[YR=1994] E18 N4 W18 S4$ N4 E18 S4 E20 N24$.

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	0.70	80,000.00	56,000.00	112,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/06/2024 BY SYS