LOT 69
IN OR 2714/1613
FLOOD ACRES #2 UNR

LADIES OF YULEE LLC
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

05-2N-27-4292-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

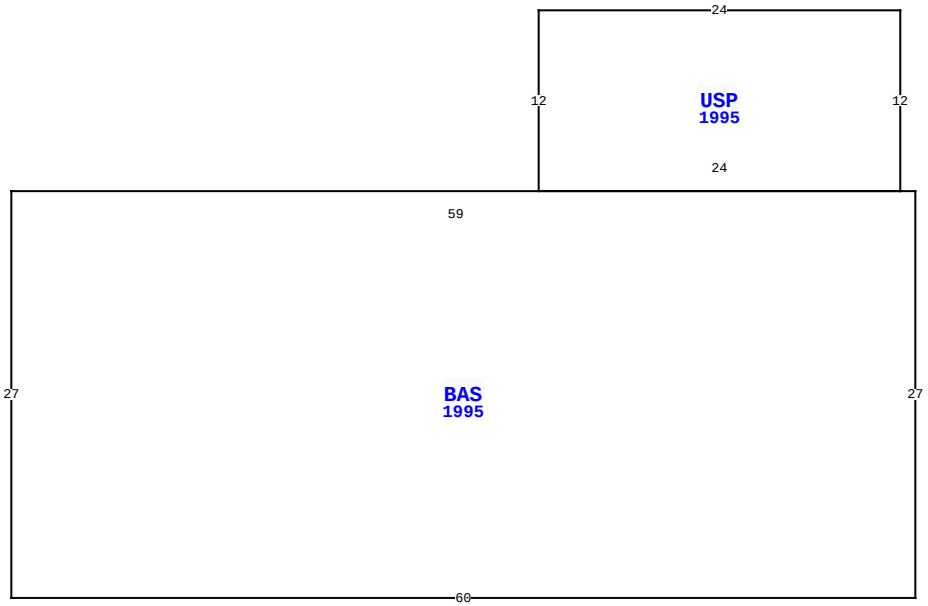
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,620	100	1,620	63,715
USP	288	50	144	5,664
TOTALS	1,908		1,764	69,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,764	114.0000	85.50	150,822	1995	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2008 Heated Area: 1620 HX Base Yr 2008



76048 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		69,378
TOTAL MARKET OB/XF VALUE		22,759
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		204,137
SOH/AGL Deduction		99,604
ASSESSED VALUE		104,533
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,533
TOTAL JUST VALUE		204,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,756

BLDG:1:4: 1995 FLEE / ASSESSED 1996.
BLDG:1:2: RP: R583978 & R583979
BLDG:1:1: DW/MH/ID: GAFLR54(A/B)75110HS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02219	ADDITION	5,886	09/01/1995
95-819	MH MOVE-ON	0	03/01/1995
4391	H/AC	2,445	10/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/1613	5/24/2024	WD	Q	I	01	300,000
GRANTOR: SNIZEK RONALD						
GRANTEE: LADIES OF YULEE LLC						
1434/1227	8/03/2006	WD	Q	I		149,000
GRANTOR: FORSYTH CHARLES E II						
GRANTEE: SNIZEK RONALD & LES						

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	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1995	1995	3	20	256	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1995	1995	3	70	328	
3	0845	KOOL DECK	0	100	0	0	626.00	SF	7.25	7.25	100	2003	2003	3	83	3,767	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2003	2003	3	32	11,424	
5	0803	ASPHALT C	0	100	0	0	3,282.00	SF	2.00	2.00	100	2003	2003	3	52	3,413	
6	2701	QUONSET GD	0	100	24	16	384.00	SF	15.00	15.00	100	2008	2008	3	62	3,571	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W1 USP=[YR=1995] N12 W24 S12 E24$ W59 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 22,759

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	0.70	80,000.00	56,000.00	112,000							

REVIEW DATE 09/21/2022 BY NWA Total Acres: 2.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/06/2024 BY SYS