

LOT 70
IN OR 613 PG 430
R360284 & R360285

ADAMS JO ANN
76024 DOVE RD
YULEE, FL 32097

2024

05-2N-27-4292-0070-0000



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 70
Interior Floo	14	CARPET 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

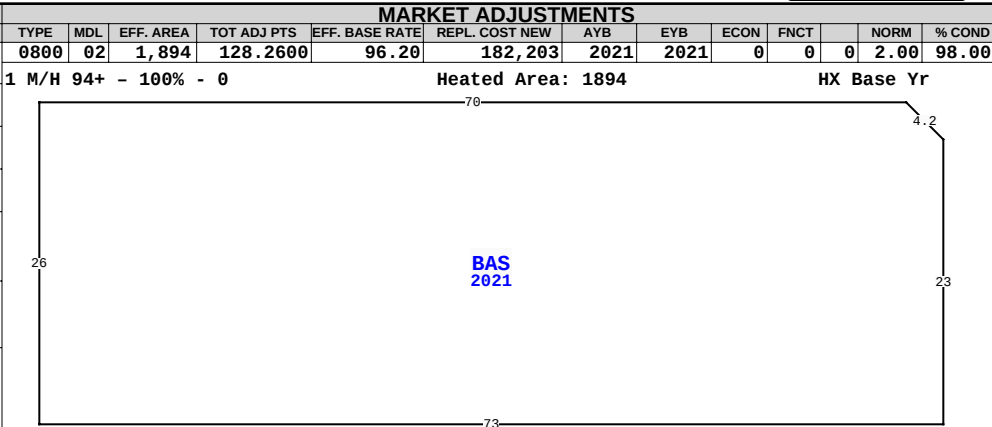
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	1,894	178,559
TOTALS	1,894		1,894	178,559

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	12	8	96.00	SF	10.00	10.00	100	1991
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
3	0752	USP	0 100	18	12	216.00	SF	15.00	15.00	100	1990
4	0810	CONCRETE A	0 100	16	18	160.00	SF	6.50	6.50	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	AC	

REVIEW DATE 05/03/2021 BY NW



76024 DOVE RD, YULEE
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

76024 DOVE RD, YULEE					BEO DATE					LOL DATE	
					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
96.00	SF	10.00	10.00	100	1991	1991	3	20	192		
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380		
216.00	SF	15.00	15.00	100	1990	1990	3	20	648		
160.00	SF	6.50	6.50	100	1995	1995	3	70	728		

TOTAL OB/XF												3,948
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
OR	0.00	0.00	2.00	AC		1.00	1.00	0.70	80,000.00	56,000.00	1	

Total Acres: 2.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000

NASSAU COUNTY PROPERTY				PAGE 1 of 3	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				218,483	
TOTAL MARKET OB/XF VALUE				3,948	
TOTAL LAND VALUE - MARKET				112,000	
TOTAL MARKET VALUE				334,431	
SOH/AGL Deduction				135,860	
ASSESSED VALUE				198,571	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				143,571	
TOTAL JUST VALUE				334,431	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				320,679	
RP: 12871058 & 12871059					
2020 DW/MH: FLTHLCT2887L3747(A/B) _ 2020 TOHO					
BLDG:1:4: 1990 DEST (1991)					
BLDG:1:3: RP: 360284 & 360285					
PERMIT NUM		DESCRIPTION		AMT	ISSUED
21001990		CO ISSUED		0	02/19/2021
95-02156		GARAGE		19,040	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0613/0430	12/03/1990	WD	Q	V		9,100
GRANTOR: FL WATERFRONT REALTY						
GRANTEE: ADAMS HAYWARD & JOA						

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS=[YR=2021] W70 S26 E73 N23 U3 L3 \$.							

PRINTED 08/06/2024 BY SYS

ADAMS JO ANN
76024 DOVE RD
YULEE, FL 32097

2024

[illegible]

ADAMS JO ANN
76024 DOVE RD
YULEE, FL 32097

05-2N-27-4292-0070-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units1.1. 100
0 100

Quality02Quality Level 02

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4053.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,6721001,67219,104

DCK1521523263

USP336501681,920

TOTALS2,1601,86321,287

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTFRNORM% COND

0820021,86381.620057.13106,43319901990002570.0020.00

M/H 93- - 100% - 0Heated Area: 1672HX Base Yr

BAS1993

USP1993

DCK231993

NASSAU COUNTY PROPERTY

PAGE 3 of 34

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE218,483

TOTAL MARKET OB/XF VALUE3,948

TOTAL LAND VALUE - MARKET112,000

TOTAL MARKET VALUE334,431

SOH/AGL Deduction135,860

ASSESSED VALUE198,571

TOTAL EXEMPTION VALUEHX HB WX55,000

BASE TAXABLE VALUE143,571

TOTAL JUST VALUE334,431

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE320,679

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD

SALE PRICE

0613/043012/03/1990WDQV9,100

GRANTOR: FL WATERFRONT REALTY

GRANTEE: ADAMS HAYWARD & JOA

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W6 USP=[YR=1993] W12 BAS=[YR=1993] W60 S28 E26 N1 E4 R3 D1 E3 U1 R3 E1 S1 E20 N28\$ S28 E12 N28\$ S23 E6 N10 E4 U7 L4 N6\$.

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE05/03/2021BY NW

Total Acres: 2.00Total Land Value: 112,000Market: 0Agricultural: 0Common: 112,000

PRINTED 08/06/2024 BY SYS