LOT 669
IN OR 1992/1544
HERON ISLES PHASE THREE A

DALTON KENNETH E & PATRICIA S
83036 DOWITCHER PL
YULEE, FL 32097

2024

37-3N-28-0742-0669-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

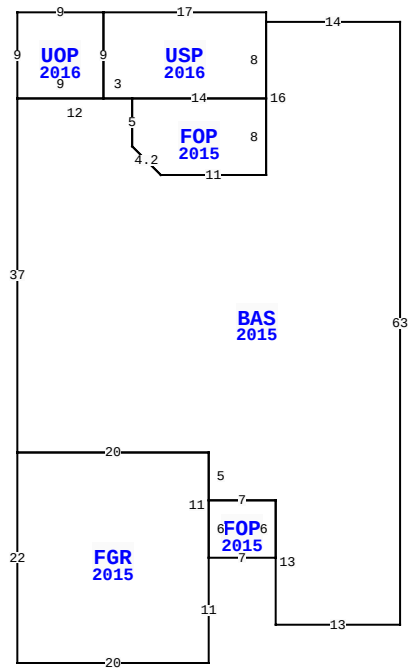
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100	1,754	202,453
FGR	440	55	242	27,933
FOP	42	30	13	1,501
FOP	108	30	32	3,694
UOP	81	20	16	1,847
USP	153	30	46	5,309
TOTALS	2,578		2,103	242,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	125.9104	119.61	251,540	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1754 HX Base Yr 2016



83036 DOWITCHER PL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,736
TOTAL MARKET OB/XF VALUE		3,415
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		301,151
SOH/AGL Deduction		150,114
ASSESSED VALUE		151,037
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,037
TOTAL JUST VALUE		301,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531534	SCRNROOM	14,419	12/01/2015
B1530258	CO ISSUED	0	07/07/2015
B1530258	NEW CONSTR	213,454	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1992/1544	7/20/2015	WD	Q	I	02	182,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DALTON KENNETH E &						
1956/0298	1/05/2015	WD	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 USP=[YR=2016] N1 W17 UOP=[YR=2016] W9 S9 E9 N9$ S9 E3 FOP=[YR=2015] S5 D3 R3 E11 N8 W14$ E14 N8$ S16 W11 U3 L3 N5 W12 S37 FGR=[YR=2015] S22 E20 N11 FOP=[YR=2015] E7 N6 W7 S6$ N11 W20$ E20 S5 E7 S13 E13 N63$.

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	0810	CONCRETE A	0	100	0	0	553.00	SF	6.50	6.50	100	2015	2015	3	95	3,415	

LAND DESCRIPTION

TOTAL OB/XF 3,415

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS