IN OR 2071/559
EX 4-1 4-2 & 4-4

SCOTT WILLIAM J/SCOTT JAMES V ET AL
77206 DAWSON RD
YULEE, FL 32097

2024

41-3N-26-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

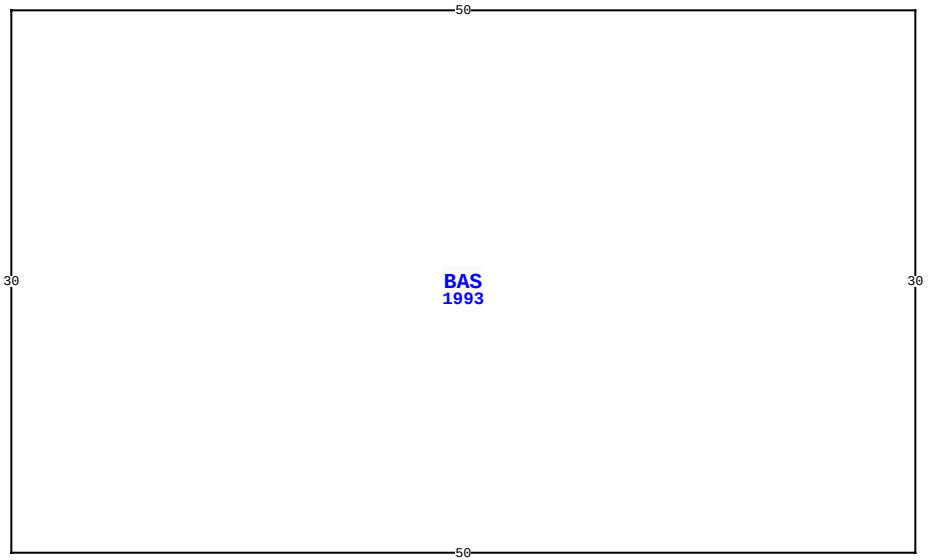
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	133,864
TOTALS	1,500		1,500	133,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,500	115.2600	109.50	164,250	1986	1986	0	0	0	18.50	81.50

1 SINGLE FAM – 0% - 0 Heated Area: 1500 HX Base Yr



77206 DAWSON 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	133,864
TOTAL MARKET OB/XF VALUE	3,390
TOTAL LAND VALUE - MARKET	76,320
TOTAL MARKET VALUE	213,574
SOH/AGL Deduction	6,157
ASSESSED VALUE	207,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,417
TOTAL JUST VALUE	213,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2714	N/A	30,500	10/03/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/0559	9/09/2016	FJ	U	I	11	0
GRANTOR: SCOTT WILLIE JAMES ES						
GRANTEE: SCOTT WILLIAM J ET						
0319/0540	9/01/1980	QD	U	I		100
GRANTOR:						
GRANTEE:						

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	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1940	1940	3	100	500	
2	0681	POLE SHED	0	0	20	30	600.00	SF	9.90	9.90	100	1988	1988	3	20	1,188	
3	0681	POLE SHED	0	0	10	20	200.00	SF	9.90	9.90	100	1988	1988	3	20	396	
4	0754	FOP	0	0	25	10	250.00	SF	15.00	15.00	100	1999	1999	3	20	750	
5	0810	CONCRETE A	0	0	0	0	107.00	SF	6.50	6.50	100	2001	2001	3	80	556	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S30 E50 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,390

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	0		PD -	E 0.00	0.00	4.24	AC		1.00	1.00	1.00	18,000.00	18,000.00	76,320							

REVIEW DATE 04/23/2020 BY KBA Total Acres: 4.24 Total Land Value: 76,320 Market: 0 Agricultural: 0 Common: 76,320 PRINTED 08/06/2024 BY SYS