IN OR 1826/848
ESMT IN OR 298/413

WILSON ADAM & HILLARY
96105 DOLPHIN WAY
YULEE, FL 32097

2024

50-3N-28-0000-0041-0050

BUILDING CHARACTERISTICS

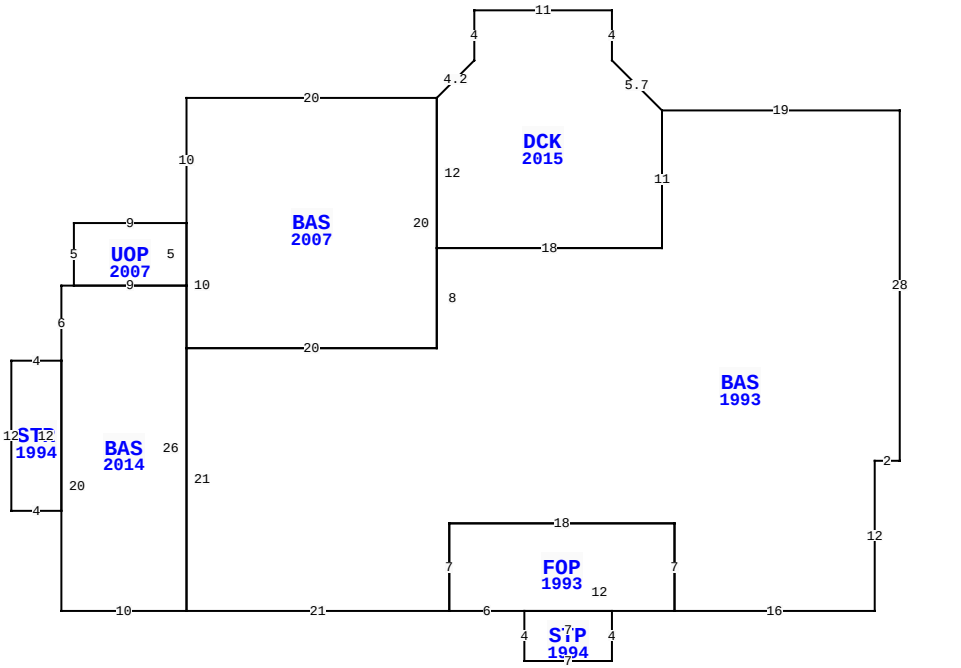
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1,552	156,615
BAS	400	100	400	40,365
BAS	260	100	260	26,237
DCK	302	10	30	3,027
FOP	126	30	38	3,835
STP	28	10	3	303
STR	48	10	5	504
UOP	45	20	9	909
TOTALS	2,761		2,297	231,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,297	95.2560	119.07	273,504	1980	1990	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2019 Heated Area: 2212 HX Base Yr 2019



96105 DOLPHIN WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,149
TOTAL MARKET OB/XF VALUE		69,868
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		661,017
SOH/AGL Deduction		180,214
ASSESSED VALUE		480,803
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		430,803
TOTAL JUST VALUE		661,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006269	SWIM POOL	27,850	04/21/2022
R2102393	ROOF	11,900	03/02/2021
B1529852	GARAGE	112,842	01/01/2015
B0108887	XFOB	7,420	11/01/2001
985494	XFOB	1,501	10/01/1998
R970622	REPAIR/RRF	3,000	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1826/0848	11/02/2012	WD	Q	I	02	265,000
GRANTOR: MAIN MARY CONSTANCE C						
GRANTEE: WILSON ADAM & HILAR						
1762/0489	10/17/2011	WD	U	I	30	100
GRANTOR: MAIN ORRIN H						
GRANTEE: THE ORRIN H MAIN RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 DCK=[YR=2015] U4 L4 N4 W11 S4 L3 D3 BAS=[YR=2007] W20S10 UOP=[YR=2007] W9 S5 BAS=[YR=2014] W1 S6 STR=[YR=1994] W4 S12 E4 N12$ S20 E10 N26 W9$ E9 N5$ S10 E20 N20$ S12 E18 N11$ S11 W18 S8 W20 S21 E21 FOP=[YR=1993] E6 STP=[YR=1994] S4 E7 N4 W7$ E12 N7 W18 S7$ N7 E18S7 E16 N12 E2 N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0300	BOAT DCK W	0	100	200	5	1,000.00	SF	46.00	46.00	100	2000	2000	3	28	12,880	
3	0811	CONCRETE B	0	100	230	3	690.00	SF	5.20	5.20	100	2016	2016	3	96	3,444	
4	0812	CONCRETE C	0	100	0	0	1,470.00	SF	4.00	4.00	100	2016	2016	3	96	5,645	
5	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	82	1,886	
6	0303	FLT DOCK W	0	100	20	10	200.00	SF	29.90	29.90	100	2018	2018	3	87	5,203	
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2018	2018	3	82	1,640	
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2018	2018	3	82	1,230	
9	0866	POOL FIBER	0	100	0	0	390.00	SF	72.00	72.00	100	2022	2022	3	97	27,238	
10	0810	CONCRETE A	0	100	0	0	1,396.00	SF	6.50	6.50	100	2022	2022	3	100	9,074	

TOTAL OB/XF 69,868

LAND DESCRIPTION

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	000130	C	SFR WATER	100		RSF-	100.00	484.00	100.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	300,000							

REVIEW DATE 01/08/2023 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS

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ESMT IN OR 298/413

WILSON ADAM & HILLARY
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YULEE, FL 32097

2024

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BUILDING CHARACTERISTICS

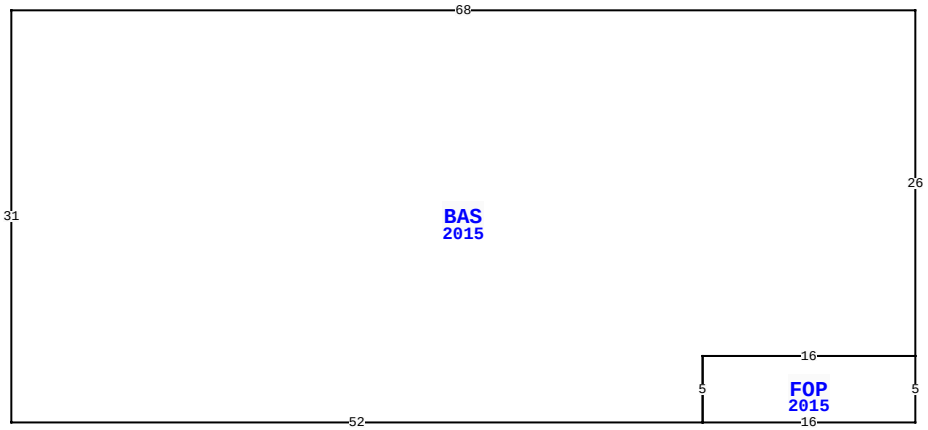
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2,028	58,659
FOP	80	30	24	695
TOTALS	2,108		2,052	59,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	2,052	89.8170	31.44	64,515	2015	2015	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2019 Heated Area: 2028 HX Base Yr 2019



96105 DOLPHIN WAY, YULEE

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XF DATE		LAND DATE	04/22/2024 MLU
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TOTAL JUST VALUE		661,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6964	ADDITION	5,600	01/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1826/0848	11/02/2012	WD	Q	I	02	265,000
GRANTOR: MAIN MARY CONSTANCE C						
GRANTEE: WILSON ADAM & HILAR						
1762/0489	10/17/2011	WD	U	I	30	100
GRANTOR: MAIN ORRIN H						
GRANTEE: THE ORRIN H MAIN RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W68 S31 E52 FOP=[YR=2015] E16 N5 W16 S5$ N5 E16 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/08/2023 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS