PARCEL 3-2 IN SC 54 & 55-3N-27
IN OR 759/128 & 759/130

BROWN DAVID L & BEVERLY O
PO BOX 435
YULEE, FL 32041-0435

2024

54-3N-27-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	06	Quality Level 06

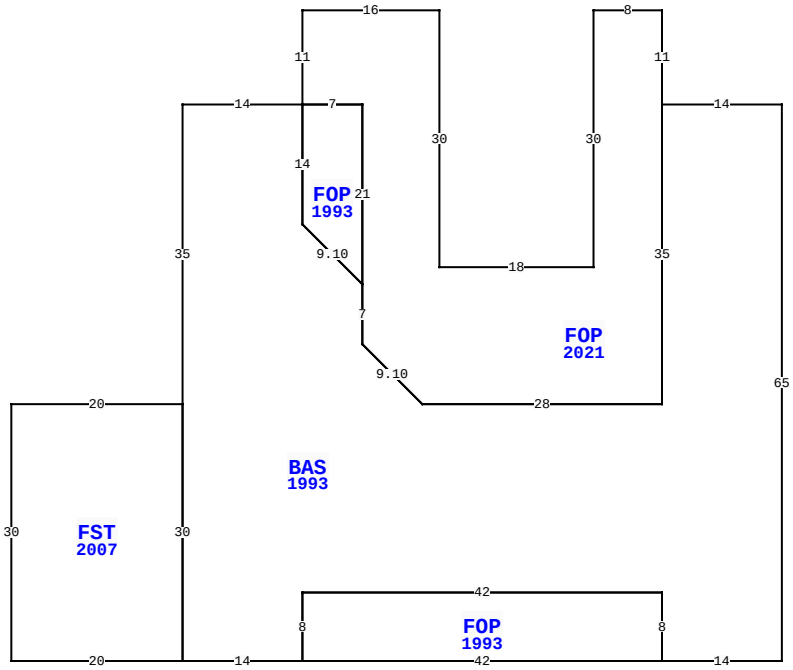
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,891	100	2,891	242,796
FOP	123	30	37	3,107
FOP	336	30	101	8,482
FOP	1,123	30	337	28,302
FST	600	55	330	27,714
TOTALS	5,073		3,696	310,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,696	114.8850	109.14	403,381	1987	1992	0	0	0	23.05	76.95

1 SINGLE FAM – 100% - 0 Heated Area: 2891 HX Base Yr



76526 TOM BURNEY 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		409,906
TOTAL MARKET OB/XF VALUE		18,004
TOTAL LAND VALUE - MARKET		448,000
TOTAL MARKET VALUE		875,910
SOH/AGL Deduction		567,570
ASSESSED VALUE		308,340
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		253,340
TOTAL JUST VALUE		875,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3738	SWIM POOL	7,182	12/10/1986
3551	NEW CONSTR	50,000	08/08/1986
3631	NEW CONSTR	5,000	08/08/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0759/0130	5/07/1996	WF	U	I	10	91,000
GRANTOR: OVIATT EUGENE & PATRI						
GRANTEE: BROWN DAVID & BEVER						
0759/0128	5/07/1996	WD	U	I	10	19,500
GRANTOR: OVIATT EUGENE & PATRI						
GRANTEE: BROWN DAVID & BEVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 S35 W28 U7L7 N7 U7L7 N14 W14 S35 S30 E14 N8 E42 S8 E14 N65 $
FOP=[YR=2021;ORIG=-14,0] N11 W8 S30 W18 N30 W16 S11 E7 S21 S7 D7R7 E28 N35 $
FST=[YR=2007;ORIG=-70,35] W20 S30 E20 N30 $
FOP=[YR=1993;ORIG=-56,65] E42 N8 W42 S8 $
FOP=[YR=1993;ORIG=-56,0] S14 D7R7 N21 W7 $
.

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	0812	CONCRETE C	0	100	0	0	1,696.00	SF	4.00	4.00	100	1987	1987	3	52	3,528	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	4,340	
3	0866	POOL FIBER	0	100	18	30	540.00	SF	72.00	72.00	100	1987	1987	3	20	7,776	
4	1242	WD DECK A	0	100	85	4	340.00	SF	10.00	10.00	100	1987	1987	3	20	680	
5	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	2009	2009	3	56	1,680	

LAND DESCRIPTION

TOTAL OB/XF 18,004

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		OR	0.00	0.00	5.60	AC		1.00	1.00	1.00	80,000.00	80,000.00	448,000							

REVIEW DATE 06/28/2024 BY KWA Total Acres: 5.60 Total Land Value: 448,000 Market: 0 Agricultural: 0 Common: 448,000 PRINTED 08/06/2024 BY SYS

PARCEL 3-2 IN SC 54 & 55-3N-27
IN OR 759/128 & 759/130

BROWN DAVID L & BEVERLY O
PO BOX 435
YULEE, FL 32041-0435

2024

54-3N-27-0000-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

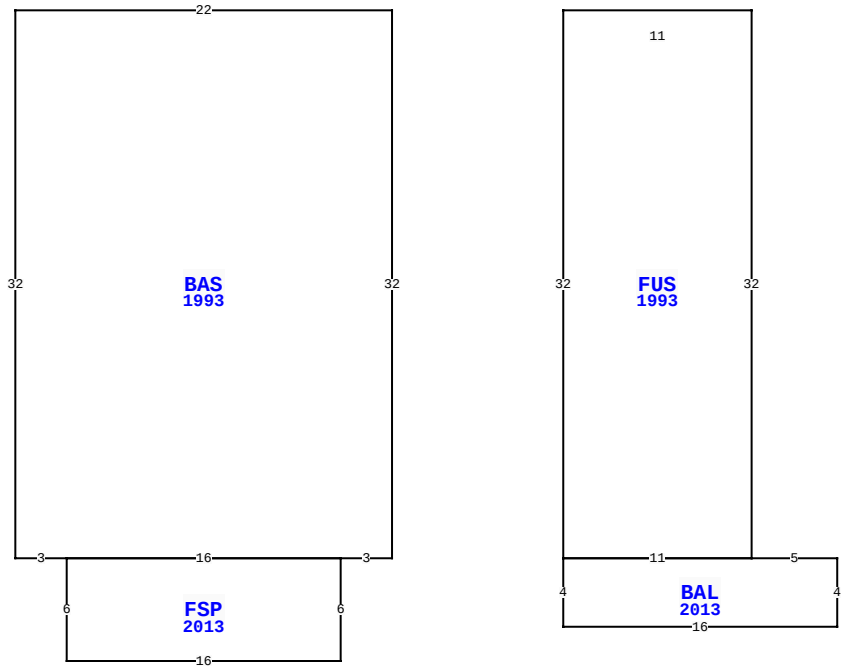
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	10	789
BAS	704	100	704	55,529
FSP	96	40	38	2,997
FUS	352	100	352	27,764
TOTALS	1,216		1,104	87,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,104	102.8200	97.68	107,839	1970	1975	0	0	0	19.25	80.75

2 SINGLE FAM – 100% - 0 Heated Area: 1056 HX Base Yr



76526 TOM BURNEY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		409,906
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ASSESSED VALUE		308,340
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		253,340
TOTAL JUST VALUE		875,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0759/0130	5/07/1996	WF	U	I	10	91,000
GRANTOR: OVIATT EUGENE & PATRI						
GRANTEE: BROWN DAVID & BEVER						
0759/0128	5/07/1996	WD	U	I	10	19,500
GRANTOR: OVIATT EUGENE & PATRI						
GRANTEE: BROWN DAVID & BEVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W22 S32 E3 E16 E3 N32 $
FUS=[YR=1993;ORIG=10,0] E11 S32 W11 N32 $
FSP=[YR=2013;ORIG=-19,32] S6 E16 N6 W16 $
BAL=[YR=2013;ORIG=26,32] S4 W16 N4 E11 E5 $
PTR=[ORIG=0,0] E15 W15 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/28/2024 BY KWA Total Acres: 5.60 Total Land Value: 448,000 Market: 0 Agricultural: 0 Common: 448,000 PRINTED 08/06/2024 BY SYS

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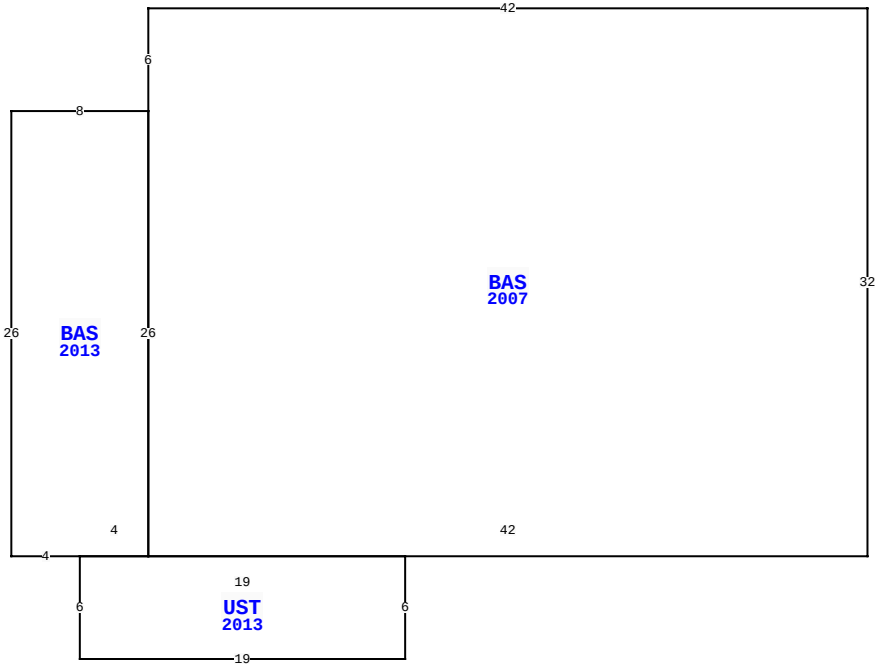
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
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	1,344	100	1,344	10,450
BAS	208	100	208	1,617
UST	114	40	46	358
TOTALS	1,666		1,598	12,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	1,598	44.4150	15.55	24,849	1993	1993	0	0	0	50.00	50.00

3 GARAGE RES – 100% - 0 Heated Area: 1552 HX Base Yr



76526 TOM BURNEY RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

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PREVIOUS YEAR MKT VALUE		844,477

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GRANTEE: BROWN DAVID & BEVER						
0759/0128	5/07/1996	WD	U	I	10	19,500
GRANTOR: OVIATT EUGENE & PATRI						
GRANTEE: BROWN DAVID & BEVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W42 S6 BAS=[YR=2013] W8 S26 E4 UST=[YR=2013] S6 E19 N6 W19$ E4 N26$ S26 E42 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/28/2024 BY KWA Total Acres: 5.60 Total Land Value: 448,000 Market: 0 Agricultural: 0 Common: 448,000 PRINTED 08/06/2024 BY SYS