PT SW1/4 OF SW1/4 OF FRAC SEC
5-2N-27E IN OR 1990/915

DURRANCE JOLENE JONES
76506 DOVE RD
YULEE, FL 32097

2025

05-2N-27-0000-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

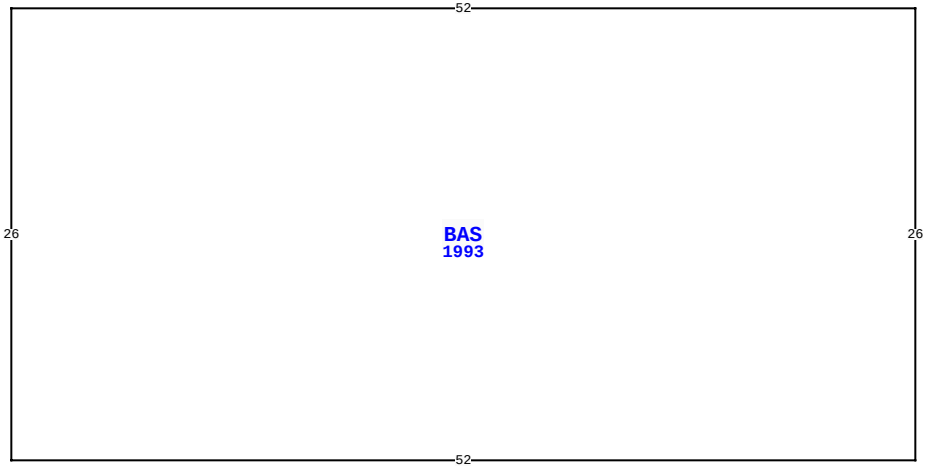
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1993	1,352	39,587
TOTALS	1,352			1,352	39,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,352	122.0000	97.60	131,955	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 1352 HX Base Yr 2019



76506 DOVE RD, YULEE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2025 MLU
INC DATE | AG DATE

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	1242	WD DECK A	0	100	8	14	112.00	SF	10.00	10.00	100	1980	1980	3	20	224	
2	0510	GARAGE WD-	0	100	29	32	928.00	SF	26.25	26.25	100	1989	1989	3	20	4,872	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
4	0810	CONCRETE A	0	100	40	23	920.00	SF	6.50	6.50	100	1989	1989	3	54.5	3,259	
5	0756	FEP	0	100	16	12	192.00	SF	29.70	29.70	100	2001	2001	3	20	1,140	
6	0810	CONCRETE A	0	100	0	0	308.00	SF	6.50	6.50	100	2003	2003	3	82	1,642	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		39,586
TOTAL MARKET OB/XF VALUE		13,027
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		137,613
SOH/AGL Deduction		81,201
ASSESSED VALUE		56,412
TOTAL EXEMPTION VALUE	HX HB	31,412
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		137,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017955	REMODEL	0	04/01/2001
990050	REMODEL	13,989	07/01/1999
5917	FOUNDATION	1,500	08/10/1989
2948	H/AC	1,809	03/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1990/0915	7/08/2015	QC	U	I	11	115,000
GRANTOR: MCLAUGHLIN LOU D						
GRANTEE: DURRANCE JOLENE JON						
1656/0528	12/23/2009	PD	U	I	19	100
GRANTOR: MCLAUGHLIN NEIL THOMA						
GRANTEE: MCLAUGHLIN LOU D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S26 E52 N26$.

LAND DESCRIPTION

TOTAL OB/XF 13,027

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	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/20/2020 BY NWP Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS