

LOT 25 RP 1933 &
1997 WAYC SW/MH
IN OR 229 PG 483

KENNISON SANDRA J L/E/
76334 DOVE ROAD
YULEE, FL 32097

2025

05-2N-27-4292-0025-0000



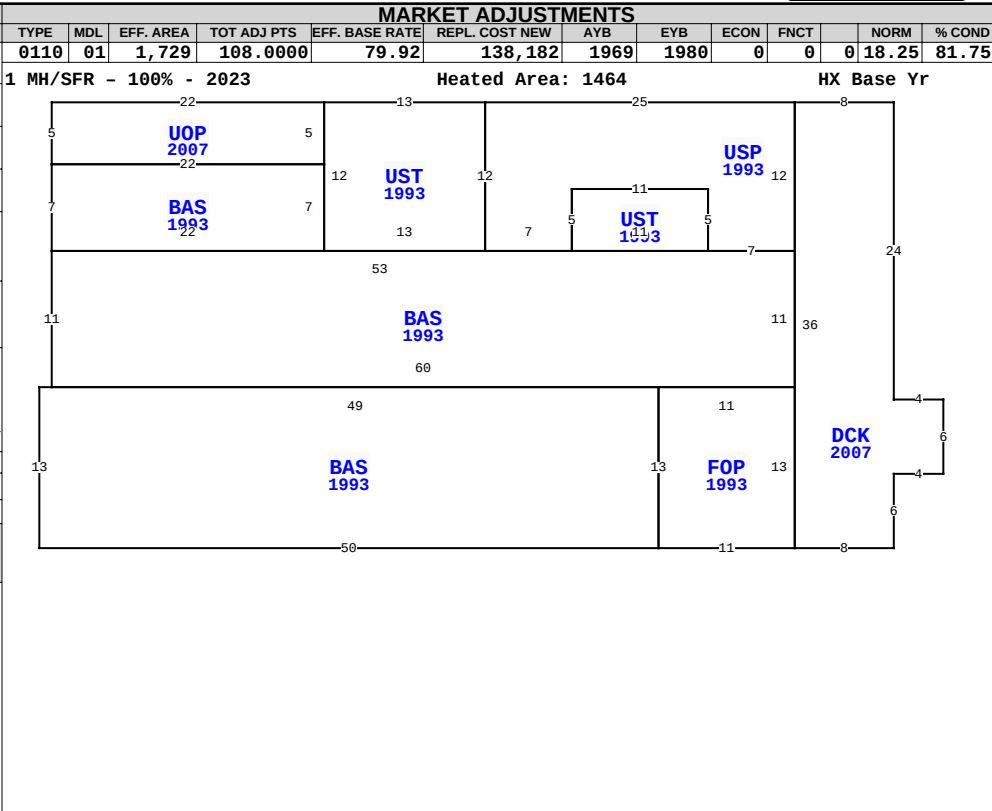
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 50
Interior Fll	05 DRYWALL 50
Interior Floor	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	1 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 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	154	100	1993	154	10,062
BAS	650	100	1993	650	42,467
BAS	660	100	1993	660	43,121
DCK	312	10	2007	31	2,026
FOP	143	30	1993	43	2,810
UOP	110	20	2007	22	1,437
USP	245	30	1993	74	4,835
UST	55	45	1993	25	1,633
UST	156	45	1993	70	4,573

TOTALS	2,485			1,729	112,964
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0350	CARPORT WD	0	100	0	0	1,612.00	SF	13.00
2	0681	POLE SHED	0	100	21	8	168.00	SF	15.00
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00



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

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
1	0350	CARPORT WD	0	100	0	0	1,612.00	SF	13.00	13.00	100	1970	1970	3	20	4,191	
2	0681	POLE SHED	0	100	21	8	168.00	SF	15.00	15.00	100	1970	1970	3	20	504	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2009	2009	3	35	2,100	

LAND DESCRIPTION										TOTAL OB/XF										7,371	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	RES	100		OR	0.00	0.00	3.32	AC		1.00	1.00	0.70	85,000.00	59,500.00	1				
REVIEW DATE		12/28/2019		BY	NWA		Total Acres: 3.32		Total Land Value: 197,540				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		163,804			
TOTAL MARKET OB/XF VALUE		7,371			
TOTAL LAND VALUE - MARKET		197,540			
TOTAL MARKET VALUE		368,715			
SOH/AGL Deduction		29,477			
ASSESSED VALUE		339,238			
TOTAL EXEMPTION VALUE		13			
BASE TAXABLE VALUE		288,398			
TOTAL JUST VALUE		50,840			
NCON VALUE		368,715			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		352,043			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4978	CO ISSUED	0	08/01/2007
MH4978	MH MOVE-ON	0	08/01/2007
P12649	OTHER	0	08/01/2007
3204	ADDITION	3,300	02/01/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/0764	9/22/2022	LE	U	I	11	100
GRANTOR: KENNISON SANDRA J						
GRANTEE: TERRY TRACY K & TAM						
0229/0483	11/06/1976	WD	U	V	11	0
GRANTOR: FLORIDA WATERFRONT RE						
GRANTEE: KENNISON JERRY A &						

BUILDING NOTES									
BUILDING DIMENSIONS									
DCK=[YR=2007] W8 USP=[YR=1993] W25 UST=[YR=1993] W13 UOP=[YR=2007] W22 S5 BAS=[YR=1993] S7 BAS=[YR=1993] S11 BAS=[YR=1993] W1 S13 E50 FOP=[YR=1993] E11 N13 W11 S13 \$ N13 W49 \$ E60 N11 W7 UST=[YR=1993] N5 W11 S5 E11 \$ W53 \$ E22 N7 W22 \$ E22 N5 \$ S12 E13 N12 \$ S12 E7 N5 E11 S5 E7 N12 \$ S36 E8 N6 E4 N6 W4 N24 \$.									

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