

KOWALIK BRANDY & JEREMY
76135 DOVE RD
YULEE, FL 32097

05-2N-27-4292-0046-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0303

VINYL 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1314

LVT/LAMNT 60
CARPET 40

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

1.00
0 100
00

1. 100
0 100
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

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,046

100

2022

2,046

217,216

FOP

24

30

2022

7

743

FOP

180

30

2022

54

5,733

TOTALS

2,250

2,107

223,693

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

020001

2,107118.5604

106.70

224,817

20222022

0000.5099.50

1 SFR MODULR - 100% - 2023

Heated Area: 2046

HX Base Yr 2023

12

63

15

15

12

15

4

6

4

40

29

30

FOP 2022

BAS 2022

FOP 2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

223,693

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

171,000

TOTAL MARKET VALUE

394,693

SOH/AGL Deduction

51,968

ASSESSED VALUE

342,725

TOTAL EXEMPTION VALUE

55,722

BASE TAXABLE VALUE

287,003

TOTAL JUST VALUE

394,693

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

360,849

PERMIT NUM

DESCRIPTION

AMT

ISSUED

22008849

CO ISSUED

0

06/09/2022

21016920

MODULAR HM

0

12/07/2021

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2387/1875

8/31/2020

WD Q

V

01

65,000

GRANTOR: EASON WALTER L JR

GRANTEE: KOWALIK BRANDY & JE

2387/1873

8/27/2020

QC U

V

11

100

GRANTOR: SWARTZ CARL E II & SO

GRANTEE: EASON WALTER L JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W63 FOP=[YR=2022] W12 S15 E12 N15\$ S15 W12 S15 E40 FOP=[YR=2022] E6 N4 W6 S4\$ N4 E6 S4 E29 N30\$.

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

DPHT 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

OR

0.00

0.00

2.00

AC

1.00

1.00

1.00

85,000.00

85,000.00

170,000

2 009630

C

SWAMP

100

OR

0.00

0.00

2.00

AC

1.00

1.00

1.00

500.00

500.00

1,000

REVIEW DATE

05/09/2022

BY

NW

Total Acres: 4.00

Total Land Value: 171,000

Market: 0

Agricultural: 0

Common: 171,000

PRINTED 07/30/2025 BY SYS