LOT 52
IN OR 1520/1560
(EX UTIL ESMT IN OR 405/730)

HAMILTON MICHAEL & CARLA
76037 DOVE ROAD
YULEE, FL 32097

2025

05-2N-27-4292-0052-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

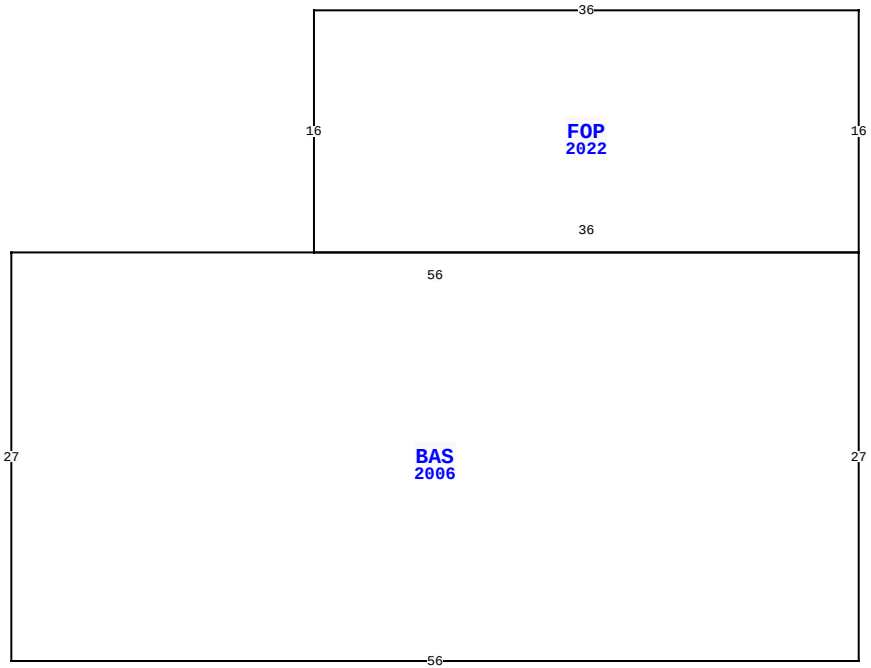
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,512	100	2006	1,512	39,191
FOP	576	30	2022	173	4,484
TOTALS	2,088			1,685	43,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	01	1,685	108.0000	86.40	145,584	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 1512 HX Base Yr 2000



76037 DOVE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,835
TOTAL MARKET OB/XF VALUE		3,348
TOTAL LAND VALUE - MARKET		136,000
TOTAL MARKET VALUE		193,183
SOH/AGL Deduction		113,417
ASSESSED VALUE		79,766
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,044
TOTAL JUST VALUE		193,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963011	XFOB	13,056	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1560	8/22/2007	WD	Q	I	01	100
GRANTOR: HAMILTON MICHAEL & CA						
GRANTEE: HAMILTON MICHAEL &						
1069/1321	7/19/2002	WD	Q	I	01	23,000
GRANTOR: NEVELS ANGELA						
GRANTEE: HAMILTON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W56 S27 E56 N27$ FOP=[YR=2022] N16 W36 S16 E36$.

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	0940	SHEDS/PORT	0	100	26	8	208.00	SF	30.00	30.00	100	2002	2002	3	20	1,248	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 3,348

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		OR	0.00	0.00	2.00	AC		1.00	1.00	0.80	85,000.00	68,000.00	136,000							

REVIEW DATE 09/20/2022 BY NWA Total Acres: 2.00 Total Land Value: 136,000 Market: 0 Agricultural: 0 Common: 136,000 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

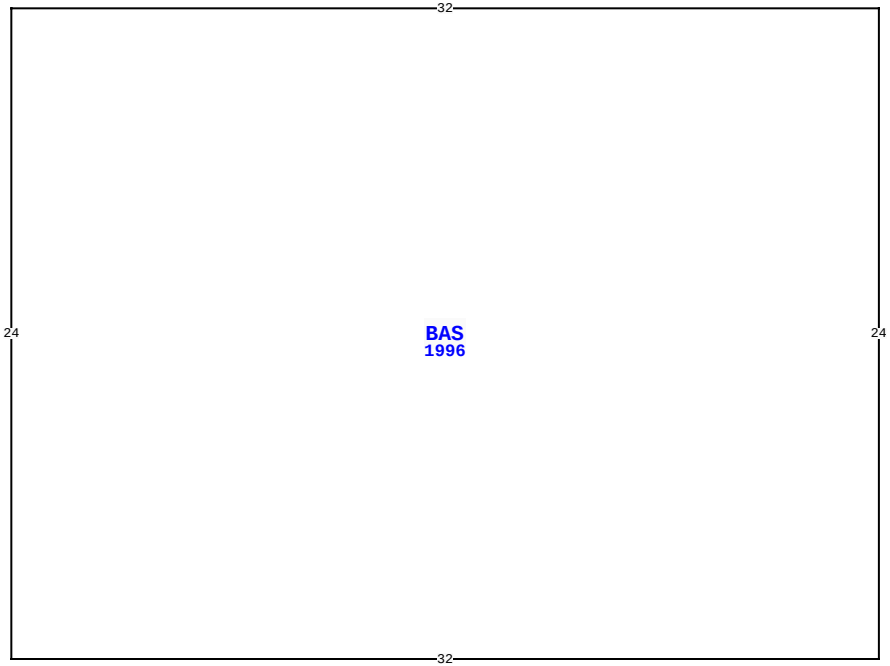
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1996	768	10,161
TOTALS	768			768	10,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	71.5000	26.46	20,321	1996	1996	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2000 Heated Area: 768 HX Base Yr 2000



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1069/1321	7/19/2002	WD	Q	I	01	23,000
GRANTOR: NEVELS ANGELA						
GRANTEE: HAMILTON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W32 S24 E32 N24$.

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 09/20/2022 BY NWA Total Acres: 2.00 Total Land Value: 136,000 Market: 0 Agricultural: 0 Common: 136,000 PRINTED 07/30/2025 BY SYS