LOT 53
IN OR 899/1355
FLOOD ACRES NO 2 UNR

MURPHY ANITA A
76007 DOVE ROAD
YULEE, FL 32097

2025

05-2N-27-4292-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

76011 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	0
TOTAL MARKET OB/XF VALUE	4,536
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	174,536
SOH/AGL Deduction	112,693
ASSESSED VALUE	61,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,843
TOTAL JUST VALUE	174,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971898	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0899/1355	9/17/1999	WD	Q	I		27,300
GRANTOR: THORNTON JOHN M						
GRANTEE: MURPHY ANITA A						
0337/0161	5/01/1981	WD	Q	I		28,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	42	36	1,512.00	SF	15.00	15.00	100	1989	1989	3	20	4,536	

LAND DESCRIPTION

TOTAL OB/XF 4,536

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	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 08/31/2022 BY KBA Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS