LOT 54
IN OR 899/1358
FLOOD ACRES #2 UNR

MURPHY KEVIN D & ANITA A
76007 DOVE ROAD
YULEE, FL 32097

2025

05-2N-27-4292-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

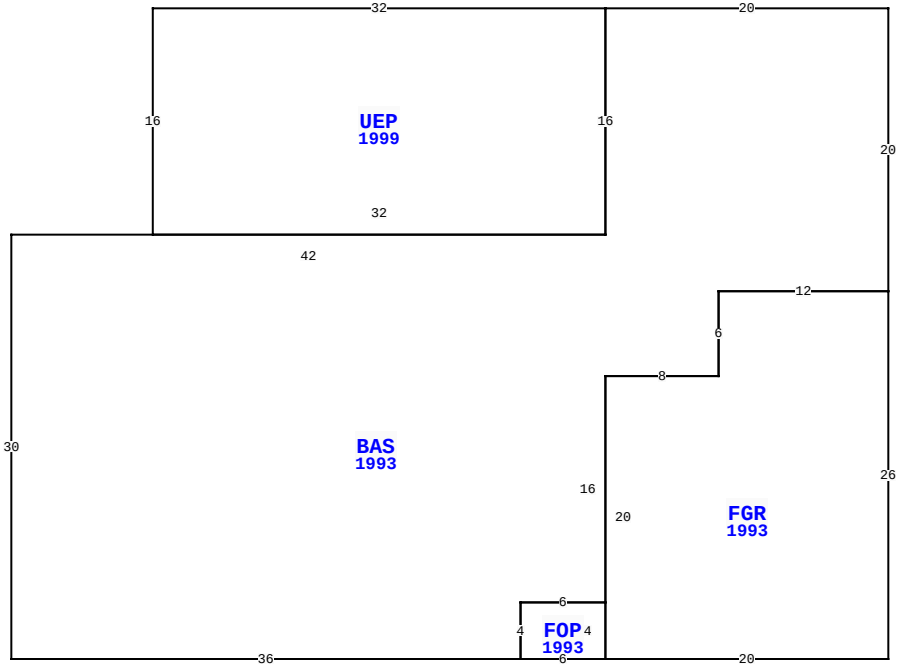
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1993	1,684	146,945
FGR	472	55	1993	260	22,688
FOP	24	30	1993	7	611
UEP	512	60	1999	307	26,788
TOTALS	2,692			2,258	197,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,258	103.8800	103.88	234,561	1989	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2000 Heated Area: 1684 HX Base Yr 2000



76007 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		197,031
TOTAL MARKET OB/XF VALUE		3,763
TOTAL LAND VALUE - MARKET		148,750
TOTAL MARKET VALUE		349,544
SOH/AGL Deduction		198,668
ASSESSED VALUE		150,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,154
TOTAL JUST VALUE		349,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0899/1358	9/17/1999	WD	Q	I		111,300
GRANTOR: THORNTON JOHN M & DEB						
GRANTEE: MURPHY KEVIN & ANIT						
0581/0764	10/12/1989	WD	Q	I	01	100
GRANTOR: THORNTON JOHN M						
GRANTEE: THORNTON J M & D W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UEP=[YR=1999] W32 S16 E32 N16$ S16 W42 S30 E36 FOP=[YR=1993] E6 FGR=[YR=1993] E20 N26 W12 S6 W8 S20$ N4 W6 S4$ N4 E6 N16 E8 N6 E12 N20$.

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	0810	CONCRETE A	0	100	0	0	430.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,523	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 3,763

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	1.75	AC		1.00	1.00	1.00	85,000.00	85,000.00	148,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.75 Total Land Value: 148,750 Market: 0 Agricultural: 0 Common: 148,750 PRINTED 07/30/2025 BY SYS