LOT 55
R673028 & R673029
FLOOD ACRES #2 UNR

WRIGHT MICHAEL M
76280 DOVE RD
YULEE, FL 32097

2025

05-2N-27-4292-0055-0000

BUILDING CHARACTERISTICS

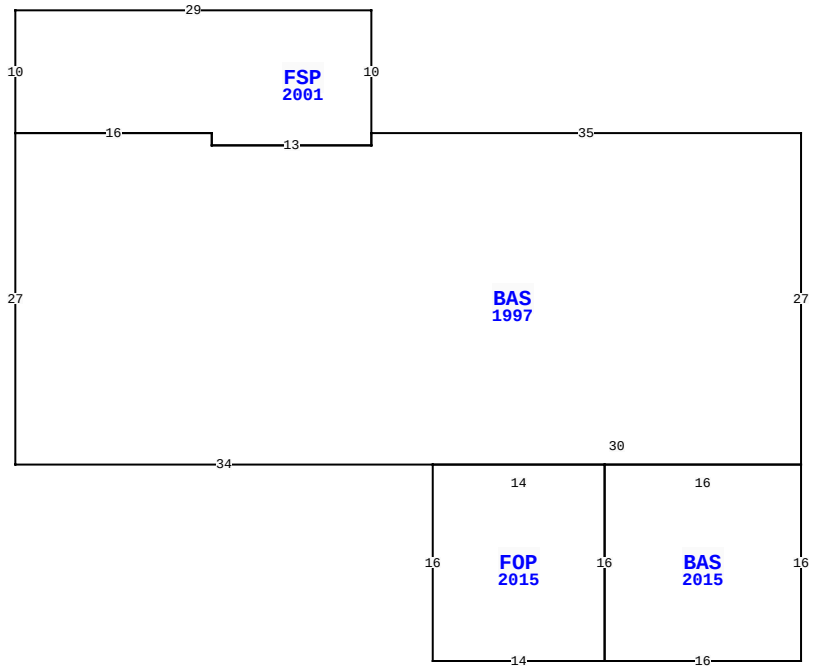
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,715	100	1997	1,715	82,007
BAS	256	100	2015	256	12,241
FOP	224	30	2015	67	3,204
FSP	303	60	2001	182	8,703
TOTALS	2,498			2,220	106,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,220	117.2000	99.62	221,156	1997	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2021 Heated Area: 1971 HX Base Yr 2021



76280 DOVE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,155
TOTAL MARKET OB/XF VALUE		9,043
TOTAL LAND VALUE - MARKET		148,750
TOTAL MARKET VALUE		263,948
SOH/AGL Deduction		108,930
ASSESSED VALUE		155,018
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,296
TOTAL JUST VALUE		263,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22994	ADDITION	16,896	11/01/2009
R12174	REPAIR/RRF	800	11/01/2009
971862	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/0217	11/13/2020	SW	Q	I	01	169,000
GRANTOR: RAZORBACK CAPITAL LLC						
GRANTEE: WRIGHT MICHAEL M						
2268/0123	4/04/2019	CT	U	I	18	71,800
GRANTOR: CLERK OF COURT						
GRANTEE: RAZORBACK CAPITAL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W35 FSP=[YR=2001] N10 W29 S10 E16 S1 E13 N1$ S1 W13 N1 W16 S27 E34 FOP=[YR=2015] S16 E14 BAS=[YR=2015] E16 N16 W16 S16$ N16 W14$ E30 N27$.

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	0201	BARN WD 10	0	100	40	24	960.00	SF	17.00	17.00	100	1981	1981	3	20	3,264	
2	0940	SHEDS/PORT	0	100	13	14	182.00	SF	30.00	30.00	100	1985	1985	3	20	1,092	
3	0810	CONCRETE A	0	100	67	3	201.00	SF	6.50	6.50	100	1985	1985	3	44	575	
4	0300	BOAT DCK W	0	100	14	3	42.00	SF	40.00	40.00	100	1985	1985	3	20	336	
5	0810	CONCRETE A	0	100	3	16	48.00	SF	6.50	6.50	100	1985	1985	3	44	137	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
7	0350	CARPORT WD	0	100	28	12	336.00	SF	13.00	13.00	100	1997	1997	3	20	874	

LAND DESCRIPTION

TOTAL OB/XF 9,043

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 10/03/2022 BY NWA Total Acres: 1.75 Total Land Value: 148,750 Market: 0 Agricultural: 0 Common: 148,750 PRINTED 07/30/2025 BY SYS