LOTS 56 & 57
IN OR 359 PG 435
R407685 & R407686 &

MOORE DON RANDOLPH & HELEN J
76260 DOVE ROAD
YULEE, FL 32097

2025

05-2N-27-4292-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

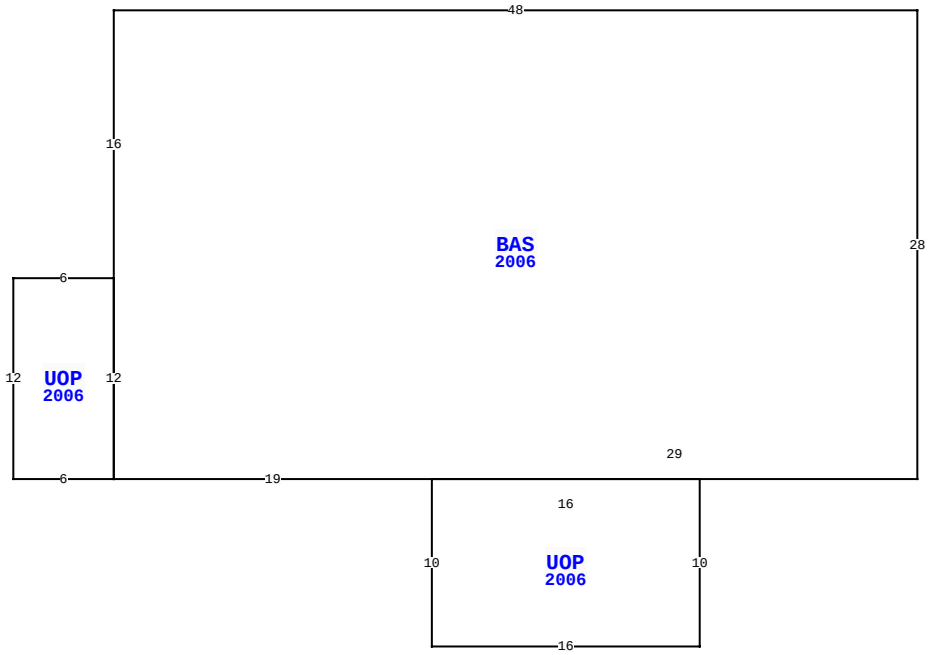
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,344	100	2006	1,344	40,304
UOP	72	25	2006	18	540
UOP	160	25	2006	40	1,199
TOTALS	1,576			1,402	42,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,402	117.6000	99.96	140,144	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1344 HX Base Yr 1991



76260 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		79,067
TOTAL MARKET OB/XF VALUE		14,403
TOTAL LAND VALUE - MARKET		272,000
TOTAL MARKET VALUE		365,470
SOH/AGL Deduction		242,270
ASSESSED VALUE		123,200
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,478
TOTAL JUST VALUE		365,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-532	MH MOVE-ON	31,000	07/01/1994
MHU93-13	MH MOVE-ON	29,044	07/01/1993
7715	MH MOVE-ON	2,000	02/13/1989
5032	NEW CONSTR	82,260	07/13/1988
5219	TEMP POLE	0	07/13/1988
3127	NEW CONSTR	0	07/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0359/0435	5/01/1982	WD	Q	V		14,000
GRANTOR:						
GRANTEE:						
0318/0447	7/01/1980	CT	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 S16 UOP=[YR=2006] W6 S12 E6 N12$ S12 E19
UOP=[YR=2006] S10 E16 N10 W16$ E29 N28$.

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	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1993	1993	3	20	160	
2	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1994	1994	3	20	256	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
5	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	2004	2004	3	21	403	
6	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100	1990	1990	3	20	960	
7	0351	CARPORT MT	0	100	26	30	780.00	SF	4.00	4.00	100	1994	1994	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 14,403

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	4.00	AC		1.00	1.00	0.80	85,000.00	68,000.00	272,000							

REVIEW DATE 09/23/2022 BY NWA Total Acres: 4.00 Total Land Value: 272,000 Market: 0 Agricultural: 0 Common: 272,000 PRINTED 07/30/2025 BY SYS

LOTS 56 & 57
IN OR 359 PG 435
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2025

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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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

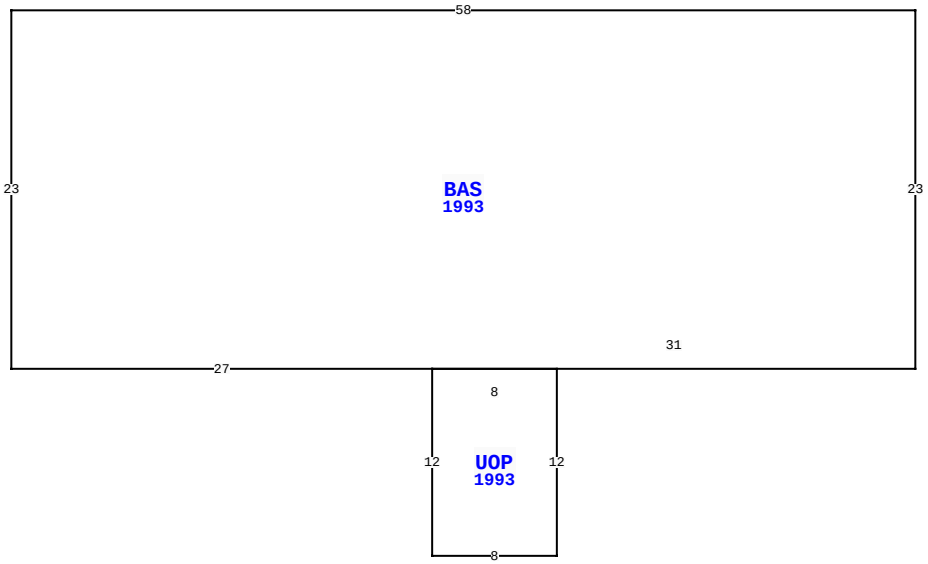
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100	1993	1,334	36,370
UOP	96	25	1993	24	654
TOTALS	1,430			1,358	37,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,358	113.6000	90.88	123,415	1975	1975	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1334 HX Base Yr 1991



76260 DOVE RD, YULEE

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NASSAU COUNTY PROPERTY

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PREVIOUS YEAR MKT VALUE		339,915

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GRANTOR:						
GRANTEE:						
0318/0447	7/01/1980	CT	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S23 E27 UOP=[YR=1993] S12 E8 N12 W8$ E31 N23$.

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 09/23/2022 BY NWA Total Acres: 4.00 Total Land Value: 272,000 Market: 0 Agricultural: 0 Common: 272,000 PRINTED 07/30/2025 BY SYS