PT OF LOT 59
IN OR 2462/1142
FLOOD ACRES #2 UNR

LYNN RHIANNA A/JONES BHRETT M
76230 DOVE RD
YULEE, FL 32097

2025

05-2N-27-4292-0059-0010

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

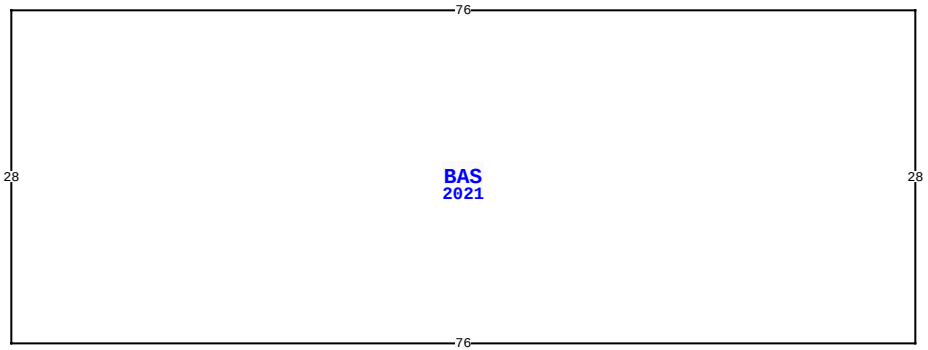
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2021	2,128	225,427
TOTALS	2,128			2,128	225,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,128	128.4800	109.21	232,399	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2023 Heated Area: 2128 HX Base Yr 2023



76220 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		225,427
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		310,427
SOH/AGL Deduction		25,173
ASSESSED VALUE		285,254
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,532
TOTAL JUST VALUE		310,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,953

DW/MH/ID: SBHGA22002118(A/B) _ TITLE: 143222894 &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007012	CO ISSUED	0	05/05/2022
21007865	MH MOVE-ON	0	06/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2462/1142	5/17/2021	WD	U	V	11	100

GRANTOR: KENNISON RONNIE & LEA
GRANTEE: LYNN RHIANNA A & BH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S28 E76 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/15/2021 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS