LOTS 63 64 & 65
IN OR 519 PG 767
FLOOD ACRES #2 UNR

CONNER JIMMY & SUSAN
76124 DOVE ROAD
YULEE, FL 32097

2025

05-2N-27-4292-0063-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04

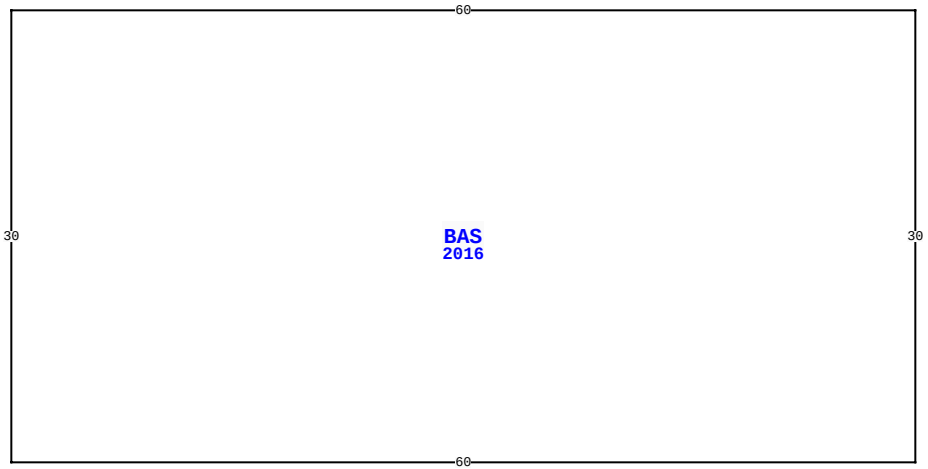
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2016	1,800	156,182
TOTALS	1,800			1,800	156,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	127.6000	108.46	195,228	2016	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 0 Heated Area: 1800 HX Base Yr 1989



76124 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		156,182
TOTAL MARKET OB/XF VALUE		1,320
TOTAL LAND VALUE - MARKET		357,000
TOTAL MARKET VALUE		514,502
SOH/AGL Deduction		363,356
ASSESSED VALUE		151,146
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		95,424
TOTAL JUST VALUE		514,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155688	CO ISSUED	0	01/29/2016
E1630491	NEW CONSTR	0	01/01/2016
MH155688	MH MOVE-ON	0	10/01/2015
6991	MH MOVE-ON	1,000	10/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0519/0767	6/08/1987	MS	U	V		13,500

GRANTOR: FL WATERFRONT REALTY
GRANTEE: CONNER JIMMY & SUSA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S30 E60 N30$.

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	100	24	10	240.00	SF	10.00	10.00	100	2013	2013	3	55	1,320	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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	6.00	AC		1.00	1.00	0.70	85,000.00	59,500.00	357,000							

REVIEW DATE 09/21/2022 BY NWA Total Acres: 6.00 Total Land Value: 357,000 Market: 0 Agricultural: 0 Common: 357,000 PRINTED 07/30/2025 BY SYS