LOT 66
IN OR 502 PG 408
FLOOD ACRES #2 UNR

CROSBY RICHARD L & CAROLYN A
76098 DOVE RD
YULEE, FL 32097

2025

05-2N-27-4292-0066-0000

BUILDING CHARACTERISTICS

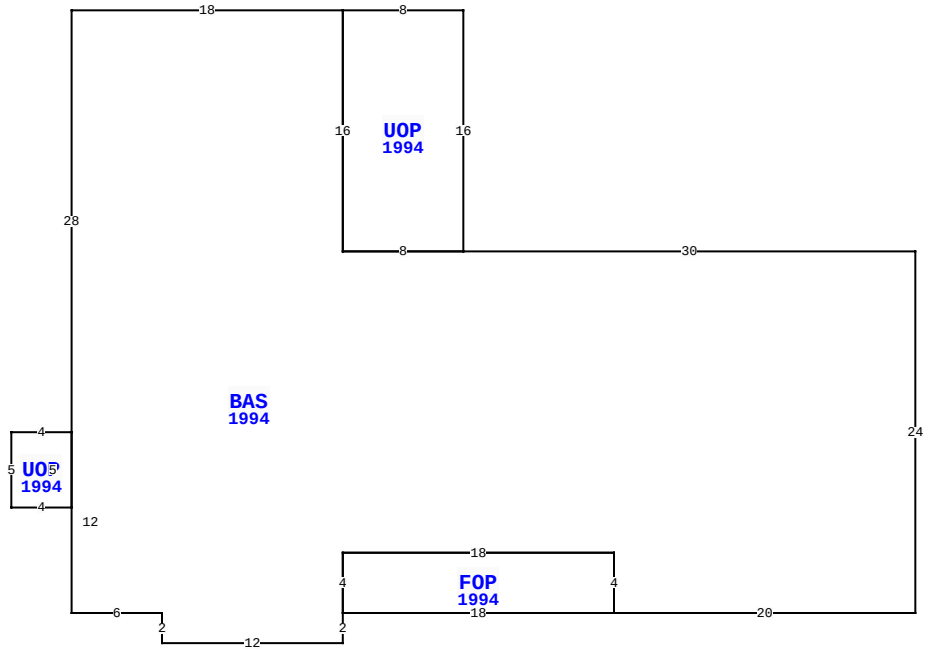
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,584	100	1994	1,584	147,378
FOP	72	30	1994	22	2,047
UOP	20	20	1994	4	373
UOP	128	20	1994	26	2,419
TOTALS	1,804			1,636	152,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,636	109.1400	109.14	178,553	1994	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 0 Heated Area: 1584 HX Base Yr 1989



76098 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		152,216
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		144,500
TOTAL MARKET VALUE		296,716
SOH/AGL Deduction		202,190
ASSESSED VALUE		94,526
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,804
TOTAL JUST VALUE		296,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00693	NEW CONSTR	67,022	01/01/1994
5581	ADDITION	14,000	03/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0502/0408	10/01/1986	WD	U	V		4,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W30 UOP=[YR=1994] N16 W8 S16 E8$ W8 N16 W18 S28 UOP=[YR=1994] W4 S5 E4 N5$ S12 E6 S2 E12 N2 FOP=[YR=1994] E18 N4 W18 S4$ N4 E18 S4 E20 N24$.

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
1	000100	C	RES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	85,000.00	72,250.00	144,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 144,500 Market: 0 Agricultural: 0 Common: 144,500 PRINTED 07/30/2025 BY SYS