LOT 67
IN OR 1730/150
FLOOD ACRES #2 UNR

BENNETT SANDRA MICHELLE L/E/
76084 DOVE ROAD
YULEE, FL 32097

2025

05-2N-27-4292-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

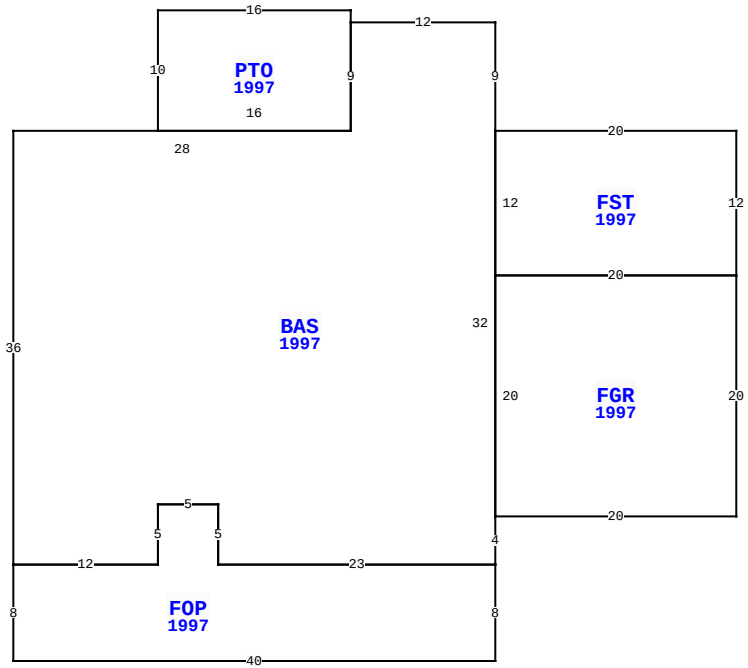
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,523	100	1997	1,523	173,488
FGR	400	55	1997	220	25,061
FOP	345	30	1997	104	11,847
FST	240	55	1997	132	15,036
PTO	160	5	1997	8	912
TOTALS	2,668			1,987	226,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,987	99.7640	131.69	261,668	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 1978 Heated Area: 1523 HX Base Yr 1978



76084 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		226,343
TOTAL MARKET OB/XF VALUE		2,915
TOTAL LAND VALUE - MARKET		144,500
TOTAL MARKET VALUE		373,758
SOH/AGL Deduction		225,285
ASSESSED VALUE		148,473
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		92,751
TOTAL JUST VALUE		373,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972488	H/AC	0	07/01/1997
973988	NEW CONSTR	89,000	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2682/269	11/30/2023	FJ	U	I	11	0
GRANTOR: BENNETT MELVIN D EST						
GRANTEE: BENNETT SANDRA MICH						
1730/0150	8/25/2010	QC	U	I	11	100
GRANTOR: BENNETT ADDIE L						
GRANTEE: BENNETT MELVIN D						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1997] W20 BAS=[YR=1997] N9 W12 PTO=[YR=1997] N1 W16 S10 E16 N9$ S9 W28 S36 FOP=[YR=1997] S8 E40 N8 W23 N5 W5 S5 W12$ E12 N5 E5 S5 E23 N4 FGR=[YR=1997] E20 N20 W20 S20$ N32$ S12 E20 N12$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0810	CONCRETE A	0	100	0	0	32.00	SF	6.50	6.50	100	1997	1997	3	72	150	

LAND DESCRIPTION

TOTAL OB/XF 2,915

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	0006	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