LOT 70
IN OR 613 PG 430
R360284 & R360285

ADAMS JO ANN
76024 DOVE RD
YULEE, FL 32097

2025

05-2N-27-4292-0070-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

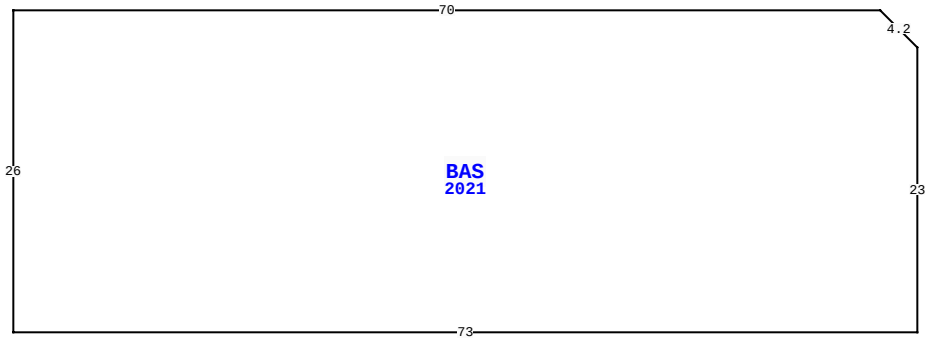
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	2021	1,894	200,289
TOTALS	1,894			1,894	200,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,894	128.2600	109.02	206,484	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 0 Heated Area: 1894 HX Base Yr 1991



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,321
TOTAL MARKET OB/XF VALUE		3,857
TOTAL LAND VALUE - MARKET		153,000
TOTAL MARKET VALUE		401,178
SOH/AGL Deduction		196,848
ASSESSED VALUE		204,330
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		148,608
TOTAL JUST VALUE		401,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,431

2020 DW/MH: FLTHLCT2887L3747(A/B) _ 2020 TOHO _

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001990	CO ISSUED	0	02/19/2021
95-02156	GARAGE	19,040	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0613/0430	12/03/1990	WD	Q	V		9,100

GRANTOR: FL WATERFRONT REALTY
GRANTEE: ADAMS HAYWARD & JOA

76024 DOVE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W70 S26 E73 N23 U3 L3 $.

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	12	8	96.00	SF	10.00	10.00	100	1991	1991	3	20	192	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0752	USP	0	100	18	12	216.00	SF	15.00	15.00	100	1990	1990	3	20	648	
4	0810	CONCRETE A	0	100	16	18	160.00	SF	6.50	6.50	100	1995	1995	3	68	707	

LAND DESCRIPTION

TOTAL OB/XF 3,857

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	2.00	AC		1.00	1.00	0.90	85,000.00	76,500.00	153,000							

REVIEW DATE 12/20/2024 BY KWX Total Acres: 2.00 Total Land Value: 153,000 Market: 0 Agricultural: 0 Common: 153,000 PRINTED 07/30/2025 BY SYS

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IN OR 613 PG 430
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76024 DOVE RD
YULEE, FL 32097

2025

05-2N-27-4292-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

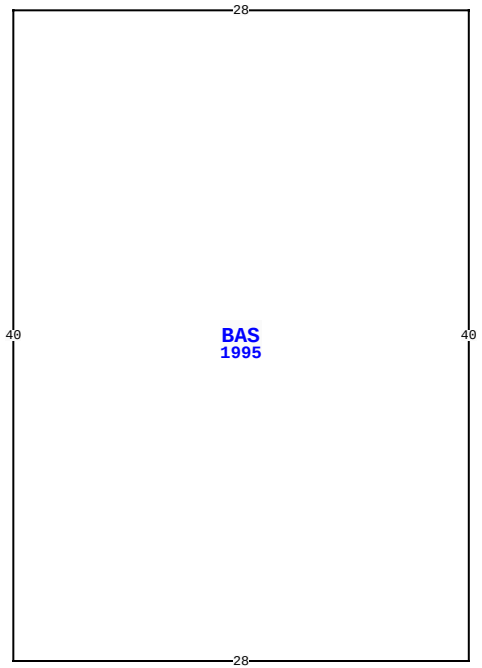
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1995	1,120	19,701
TOTALS	1,120			1,120	19,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,120	95.0820	35.18	39,402	1995	1995	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 1120 HX Base Yr 1991



76024 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		244,321
TOTAL MARKET OB/XF VALUE		3,857
TOTAL LAND VALUE - MARKET		153,000
TOTAL MARKET VALUE		401,178
SOH/AGL Deduction		196,848
ASSESSED VALUE		204,330
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		148,608
TOTAL JUST VALUE		401,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0613/0430	12/03/1990	WD	Q	V		9,100

GRANTOR: FL WATERFRONT REALTY

GRANTEE: ADAMS HAYWARD & JOA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W28 S40 E28 N40$.

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 12/20/2024 BY KWX Total Acres: 2.00 Total Land Value: 153,000 Market: 0 Agricultural: 0 Common: 153,000 PRINTED 07/30/2025 BY SYS

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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		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

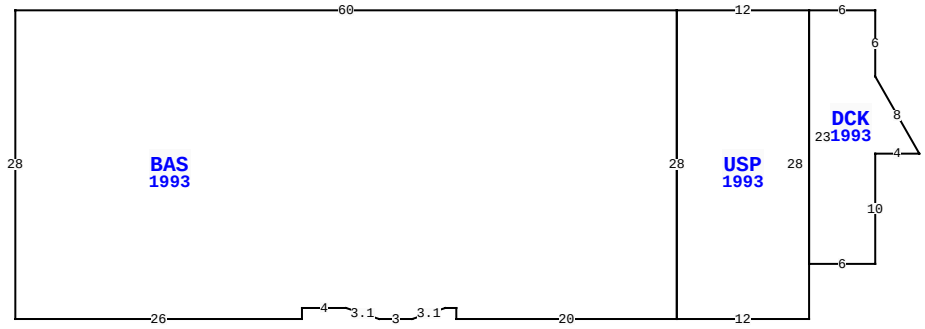
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1993	1,672	21,836
DCK	152	15	1993	23	300
USP	336	50	1993	168	2,194
TOTALS	2,160			1,863	24,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0820	02	1,863	81.6200	65.30	121,654	1990	1990	0	0	25	70.00	20.00

3 M/H 93- – 100% - 0 Heated Area: 1672 HX Base Yr 1991



76024 DOVE RD, YULEE

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XF DATE		LAND DATE	05/08/2025 MLU
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NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0613/0430	12/03/1990	WD	Q	V		9,100

GRANTOR: FL WATERFRONT REALTY
GRANTEE: ADAMS HAYWARD & JOA

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W6 USP=[YR=1993] W12 BAS=[YR=1993] W60 S28 E26 N1 E4 R3 D1 E3 U1 R3 E1 S1 E20 N28$ S28 E12 N28$ S23 E6 N10 E4 U7 L4 N6$.

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

REVIEW DATE 12/20/2024 BY KWX Total Acres: 2.00 Total Land Value: 153,000 Market: 0 Agricultural: 0 Common: 153,000 PRINTED 07/30/2025 BY SYS