PT GOVT LOT 3 OF SEC 6-2N-27E
IN OR 264/353 & OR 479/42

MITCHELL CANNON E & BETTY A
PO BOX 621
YULEE, FL 32041-0621

2025

06-2N-27-0000-0005-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

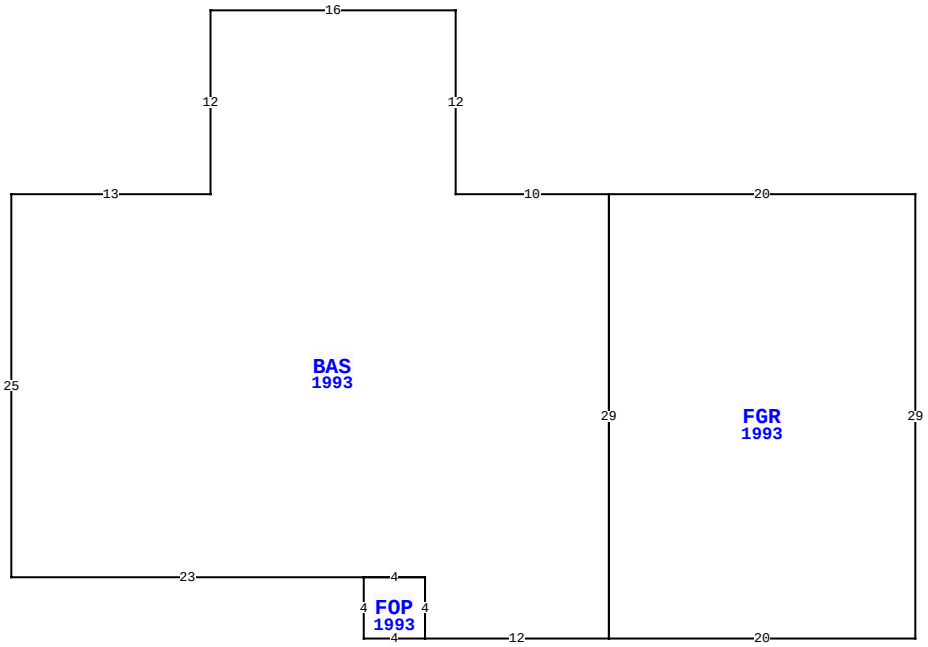
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1993	1,215	115,941
FGR	580	55	1993	319	30,440
FOP	16	30	1993	5	477
TOTALS	1,811			1,539	146,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,539	141.3720	141.37	217,568	1979	1979	0	0	0	32.50	67.50

1 SINGLE FAM – 100% - 0 Heated Area: 1215 HX Base Yr 1980



76173 PINE CREST RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/06/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,858
TOTAL MARKET OB/XF VALUE		1,540
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		318,398
SOH/AGL Deduction		211,242
ASSESSED VALUE		107,156
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,434
TOTAL JUST VALUE		318,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0264/0353	5/01/1978	WD	Q	V		2,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N12 W16 S12 W13 S25 E23 FOP=[YR=1993] S4 E4 N4W4$ E4 S4 E12 FGR=[YR=1993] E20 N29 W20S29$ N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	000100	C	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/27/2024 BY KWA Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS