IN OR 2759 PG 1533

DAWSON BONNIE W
77056 DAWSON ROAD
YULEE, FL 32097

2025

41-3N-26-0000-0005-0010

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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

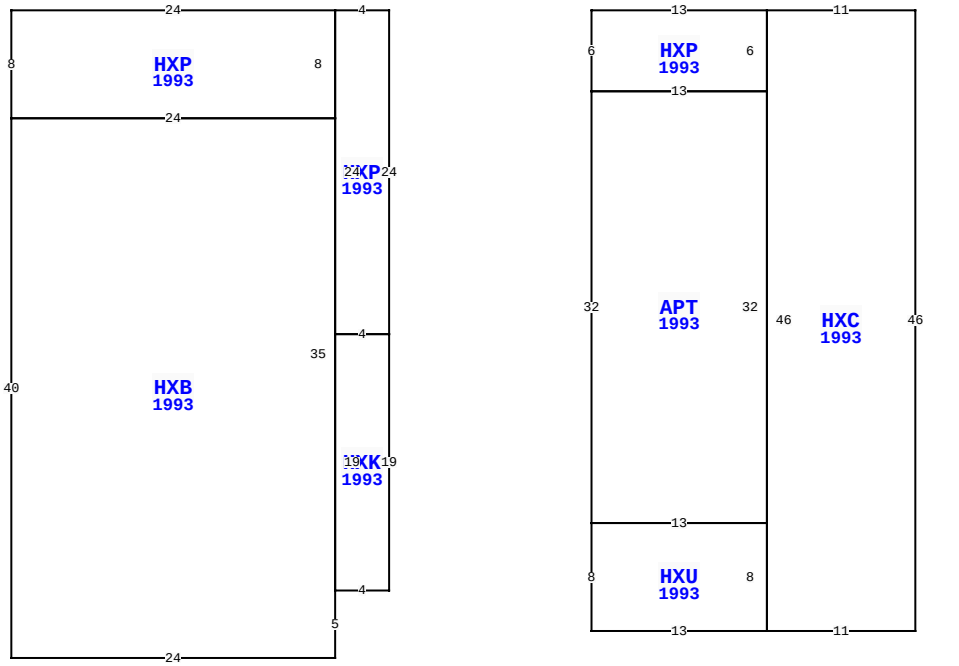
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	416	100	1993	416	34,698
HXB	960	100	1993	960	80,071
HXC	506	25	1993	126	10,509
HXK	76	10	1993	8	667
HXP	78	30	1993	23	1,918
HXP	96	30	1993	29	2,419
HXP	192	30	1993	58	4,838
HXU	104	55	1993	57	4,754
TOTALS	2,428			1,677	139,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,677	99.0000	99.00	166,023	1990	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 75.21% - 0 Heated Area: 1376 HX Base Yr 1991



77056 DAWSON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,874
TOTAL MARKET OB/XF VALUE		4,164
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		189,038
SOH/AGL Deduction		78,998
ASSESSED VALUE		110,040
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,318
TOTAL JUST VALUE		189,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6687	NEW CONSTR	2,000	05/18/1990
6382	NEW CONSTR	32,645	04/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/1533	12/27/2024	QC	U	I	11	100
GRANTOR: DAWSON JAMES T JR & B						
GRANTEE: DAWSON BONNIE W						
0594/1111	4/10/1990	WD	Q	V	01	100
GRANTOR: DAWSON JEWEL G						
GRANTEE: DAWSON JAMES & BONN						

BUILDING NOTES

BUILDING DIMENSIONS

HXP=[YR=1993] W4 HXP=[YR=1993] W24 S8 HXB=[YR=1993] S40 E24 N5 HXK=[YR=1993] E4 N19 W4 S19 $ N35 W24 $ E24 N8 $ S24 E4 N24 $ PTR= E15 HXP=[YR=1993] E13 HXC=[YR=1993] E11 S46 W11 N46 $ S6 APT=[YR=1993] S32 HXU=[YR=1993] S8 W13 N8 E13 $ W13 N32 E13 $ W13 N6 $ W15$.

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	0510	GARAGE WD-	0	100	30	12	360.00	SF	35.00	35.00	100	2003	2003	3	30	3,780	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2003	2003	3	82	384	

LAND DESCRIPTION

TOTAL OB/XF 4,164

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		PD -	E 0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/09/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS