IN OR 1850/734
EX 32-1
EX ESMT OR 752/617

WELLIVER DAWN C
528 BLUE DAZE
YULEE, FL 32097-0087

2025

50-3N-28-0000-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

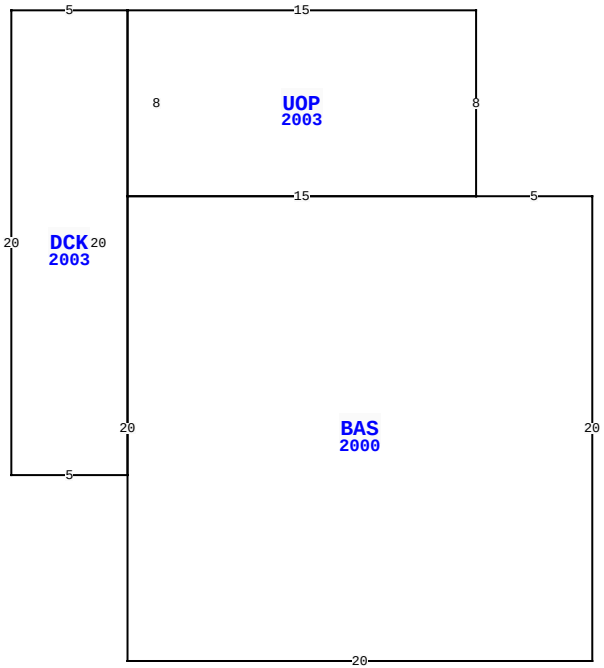
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD 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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2000	400	65,647
DCK	100	10	2003	10	1,641
UOP	120	20	2003	24	3,939
TOTALS	620			434	71,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	434	117.7000	185.97	80,711	2000	2000	0	0	0	11.75	88.25

2 SFR CUST – 0% - 0 Heated Area: 400 HX Base Yr



96397 MARANATHA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	181,450
TOTAL MARKET OB/XF VALUE	24,183
TOTAL LAND VALUE - MARKET	315,000
TOTAL MARKET VALUE	520,633
SOH/AGL Deduction	48,762
ASSESSED VALUE	471,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	471,871
TOTAL JUST VALUE	520,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003207	DEMO OF A COTTAGE	3,500	03/28/2025
B250003208	DEMO OF A COTTAGE	3,500	03/28/2025
R10027	REPAIR/RRF	2,000	01/22/2007
V0326	EXT SIDING	2,300	01/22/2007
E13419	CHNGE SRVC	0	08/25/2004
V01123	REMODEL	1,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1850/0734	4/11/2013	WD	Q	I	02	200,000
GRANTOR: HESSENAUER BRIAN P &						
GRANTEE: WELLIVER MARK D & D						
0906/0536	11/02/1999	WD	U	I	08	75,000
GRANTOR: JOHNS GEORGE & NORA						
GRANTEE: HESSENAUER BRIAN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W5 UOP=[YR=2003] N8 W15 DCK=[YR=2003] W5 S20 E5 N20 $ S8 E15 $ W15 S20 E20 N20 $.

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	0300	BOAT DCK W	0	0	250	5	1,250.00	SF	40.00	40.00	100	2005	2005	3	36	18,000	
2	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	2008	2008	3	48	1,997	
3	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	2010	2010	3	56	2,330	
4	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2008	2008	3	31	856	
5	0317	DCK PLNG W	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	1,000	

LAND DESCRIPTION

TOTAL OB/XF 24,183

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	000131	C	RES CREEK	0	0005	RMH	105.00	210.00	105.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	315,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 07/30/2025 BY SYS

IN OR 1850/734
EX 32-1
EX ESMT OR 752/617

WELLIVER DAWN C
528 BLUE DAZE
YULEE, FL 32097-0087

2025

50-3N-28-0000-0032-0000

BUILDING CHARACTERISTICS

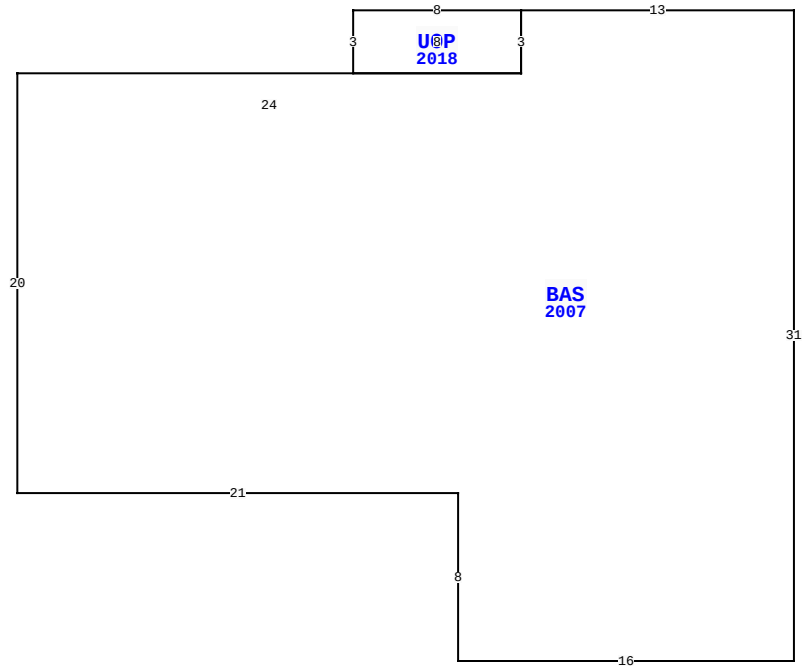
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	907	100	2007	907	109,618
UOP	24	20	2018	5	604
TOTALS	931			912	110,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	912	119.2968	157.47	143,613	1950	1960	0	0	0	23.25	76.75

3 SNGL FAM – 0% - 0 Heated Area: 907 HX Base Yr



96397 MARANATHA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	471,871
TOTAL JUST VALUE	520,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
980843	REPAIR/RRF	1,800	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1850/0734	4/11/2013	WD	Q	I	02	200,000
GRANTOR: HESSENAUER BRIAN P &						
GRANTEE: WELLIVER MARK D & D						
0906/0536	11/02/1999	WD	U	I	08	75,000
GRANTOR: JOHNS GEORGE & NORA						
GRANTEE: HESSENAUER BRIAN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 UOP=[YR=2018] W8 S3 E8 N3$ S3 W24 S20 E21 S8E16 N31 $.

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 07/30/2025 BY SYS