IN OR 354/630 &
CASE #09-CP-36 IN OR 1614/1337
& OR 1652/845

MILLS KENNETH BLAKE/RODEFFER SARA MILLS ET AL
96035 DOLPHIN WAY
YULEE, FL 32097

2025

50-3N-28-0000-0041-0120

BUILDING CHARACTERISTICS

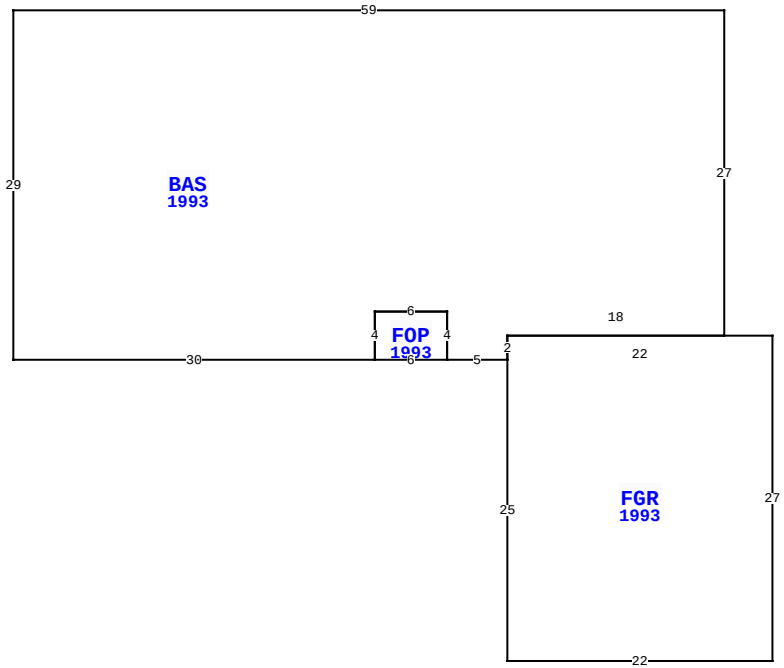
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,651	100	1993	1,651	183,423
FGR	594	55	1993	327	36,329
FOP	24	30	1993	7	778
TOTALS	2,269			1,985	220,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,985	100.1952	132.26	262,536	1982	1992	0	0	0	16.00	84.00

1 SNGL FAM – 25% - 2012 Heated Area: 1651 HX Base Yr 2012



BLD DATE | LGL DATE
XF DATE | LAND DATE 04/11/2025 MLU
INC DATE | AG DATE

96035 DOLPHIN WAY, YULEE

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	25	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0810	CONCRETE A	0	25	20	16	320.00	SF	6.50	6.50	100	1982	1982	3	35	728	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,530
TOTAL MARKET OB/XF VALUE		2,443
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		307,973
SOH/AGL Deduction		81,032
ASSESSED VALUE		226,941
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		201,941
TOTAL JUST VALUE		307,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
981223	REPAIR/RRF	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1652/0845	12/07/2009	PR	U	I	30	100
GRANTOR: RODEFFER SARA MILLS P						
GRANTEE: MILLS KENNETH BLAKE						
0354/0630	2/01/1982	EE	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W59 S29 E30 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E5 FGR=[YR=1993] S25 E22 N27 W22 S2$ N2E18 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,443

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	25	0006	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS