PT E WATERMAN GRANT
SEC 50-3N-27E & PT WILLIAM J
LOFTON GRANT SEC 55-3N-27E IN

ELLIS DOROTHY M LOVE
P O BOX 1379
YULEE, FL 32041-1379

2025

55-3N-27-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

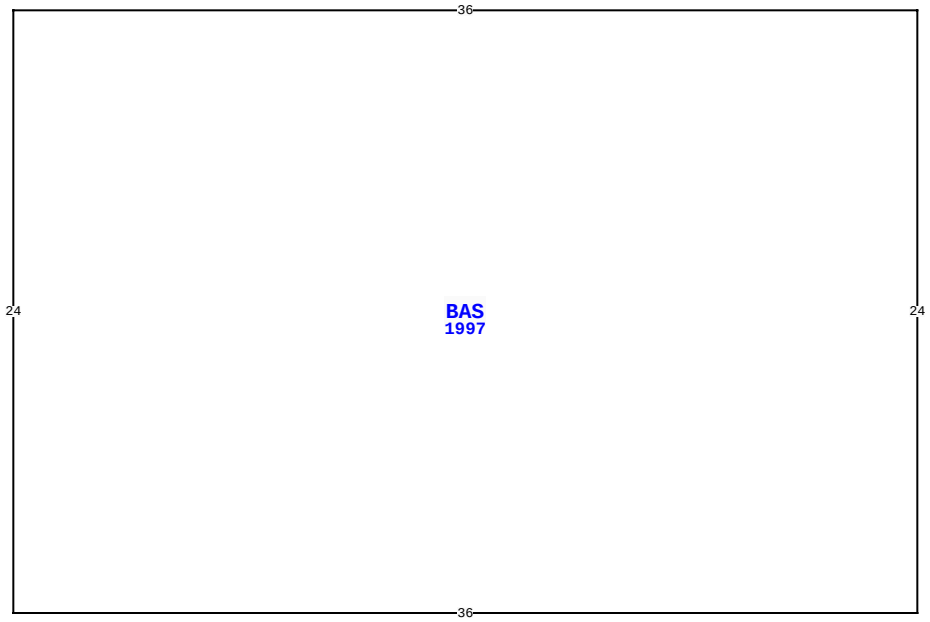
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1997	864	19,741
TOTALS	864			864	19,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	864	95.2000	76.16	65,802	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2005 Heated Area: 864 HX Base Yr 2005



76162 QUAIL RIDGE 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		158,047
TOTAL MARKET OB/XF VALUE		41,763
TOTAL LAND VALUE - MARKET		232,560
TOTAL MARKET VALUE		432,370
SOH/AGL Deduction		217,395
ASSESSED VALUE		214,975
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,253
TOTAL JUST VALUE		432,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09476	MH MOVE-ON	0	03/01/2005
P09234	OTHER	0	03/01/2005
MH4568	MH MOVE-ON	0	01/01/2005
971695	MH MOVE-ON	0	03/01/1997
8133	MH MOVE-ON	4,200	04/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/0557	4/03/1997	WD	U	I	09	30,000
GRANTOR: EZELL BEATRICE						
GRANTEE: LOVE DOROTHY M						
0397/0437	8/01/1983	MS	U	I		52,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W36 S24 E36 N24 $.

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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1995	1995	3	20	257	
2	1242	WD DECK A	0	0	10	24	240.00	SF	10.00	10.00	100	1997	1997	3	20	480	
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1997	1997	3	20	160	
4	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	1999	1999	3	26	333	
5	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1999	1999	3	20	576	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
7	0351	CARPORT MT	0	100	30	30	900.00	SF	5.50	5.50	100	2009	2009	3	35	1,733	
8	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	2008	2008	3	31	1,302	
9	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2012	2012	3	50	3,000	
10	0510	GARAGE WD-	0	100	20	34	680.00	SF	35.00	35.00	100	2013	2013	3	68	16,184	

TOTAL OB/XF 27,105

LAND DESCRIPTION

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	2.29	AC		1.00	1.00	0.80	85,000.00	68,000.00	155,720							
2	000100	C	RES	100		OR	0.00	0.00	1.13	AC		1.00	1.00	0.80	85,000.00	68,000.00	76,840							

REVIEW DATE 03/24/2020 BY NWP Total Acres: 3.42 Total Land Value: 232,560 Market: 0 Agricultural: 0 Common: 232,560 PRINTED 07/30/2025 BY SYS

PT E WATERMAN GRANT
SEC 50-3N-27E & PT WILLIAM J
LOFTON GRANT SEC 55-3N-27E IN

ELLIS DOROTHY M LOVE
P O BOX 1379
YULEE, FL 32041-1379

2025

55-3N-27-0000-0003-0000

BUILDING CHARACTERISTICS

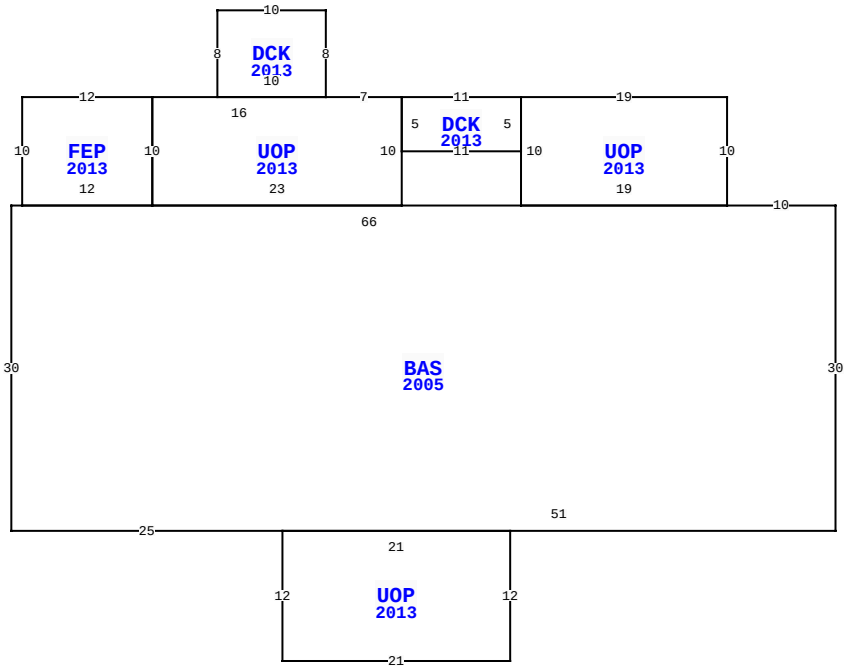
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	2,280	100	2005	2,280	122,652
DCK	55	15	2013	8	430
DCK	80	15	2013	12	645
FEP	120	85	2013	102	5,487
UOP	190	25	2013	48	2,582
UOP	230	25	2013	58	3,120
UOP	252	25	2013	63	3,389
TOTALS	3,207			2,571	138,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,571	117.2000	99.62	256,123	2005	2005	0	0	0	46.00	54.00

2 M/H 94+ – 100% - 2005 Heated Area: 2382 HX Base Yr 2005



76162 QUAIL RIDGE RD, YULEE

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XF DATE		LAND DATE	05/08/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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BASE TAXABLE VALUE		164,253
TOTAL JUST VALUE		432,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/0557	4/03/1997	WD	U	I	09	30,000
GRANTOR: EZELL BEATRICE						
GRANTEE: LOVE DOROTHY M						
0397/0437	8/01/1983	MS	U	I		52,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 UOP=[YR=2013] N10 W19 DCK=[YR=2013] W11
UOP=[YR=2013] W7 DCK=[YR=2013] N8 W10 S8 E10$ W16
FEP=[YR=2013] W12 S10 E12 N10$ S10 E23 N10$ S5 E11 N5$ S10
E19$ W66 S30 E25 UOP=[YR=2013] S12 E21 N12 W21$ E51 N30$.

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
11	0810	CONCRETE A	0	100	18	20	360.00	SF	6.50	6.50	100	2013	2013	3	93	2,176	
12	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1990	1990	3	20	482	
13	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
14	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,658

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 03/24/2020 BY NWP Total Acres: 3.42 Total Land Value: 232,560 Market: 0 Agricultural: 0 Common: 232,560 PRINTED 07/30/2025 BY SYS