



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	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	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
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NEIGHBORHOOD/LOC	4053.00
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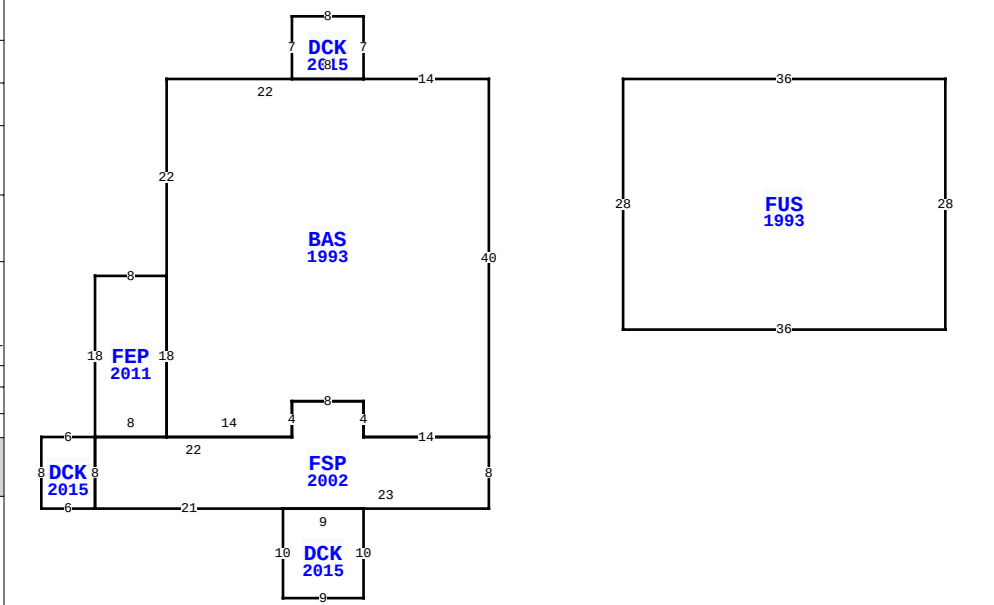
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1993	1,408	145,959
DKC	48	10	2015	5	518
DKC	56	10	2015	6	622
DKC	90	10	2015	9	933
FEP	144	80	2011	115	11,921
FSP	384	40	2002	154	15,964
FUS	1,008	100	1993	1,008	104,493
TOTALS	3,138			2,705	280,412

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
3	0510	GARAGE WD-	0 100	36	24	864.00	SF	35.00	35.00	100	1985	1985	3	20	6,048	
4	0752	USP	0 0	12	14	168.00	SF	15.00	15.00	100	2002	2002	3	28	706	
5	0351	CARPORT MT	0 0	19	18	342.00	SF	10.00	10.00	100	2004	2004	3	20	684	
6	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	2004	2004	3	20	960	
7	0756	FEP	0 0	20	12	240.00	SF	27.00	27.00	100	2004	2004	3	20	1,296	
9	1242	WD DECK A	0 0	8	10	80.00	SF	10.00	10.00	100	2004	2004	3	20	160	
10	1242	WD DECK A	0 0	8	8	64.00	SF	10.00	10.00	100	2004	2004	3	20	128	
11	0351	CARPORT MT	0 100	20	12	240.00	SF	10.00	10.00	100	2015	2015	3	60	1,440	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,705	117.5328	123.41	333,824	1990	1990	0	0	0 16.00	84.00	
1 SINGLE FAM 100% - 2016 Heated Area: 2416 HX Base Yr 2016												



76458 DOVE RD, YULEE	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
13,662												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			371,293
TOTAL MARKET OB/XF VALUE			13,662
TOTAL LAND VALUE - MARKET			543,240
TOTAL MARKET VALUE			928,195
SOH/AGL Deduction			502,976
ASSESSED VALUE			425,219
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			373,808
TOTAL JUST VALUE			928,195
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			890,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165715	CO ISSUED	0	11/08/2016
MH165715	MH MOVE-ON	0	03/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1934/0380	8/27/2014	QC	U	I	11
GRANTOR: MILLER LAWRENCE E & C					
GRANTEE: MILLER LAWRENCE E &					
1931/0613	5/16/2014	WD	U	I	11
GRANTOR: SCOTT JACK H					
GRANTEE: MILLER LAWRENCE E &					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W14 DCK=[YR=2015] N7 W8 S7 E8\$ W22 S22		
FEP=[YR=2011] W8 S18 DCK=[YR=2015] W6 S8 E6 FSP=[YR=2002]		
E21 DCK=[YR=2015] S10 E9 N10 W9\$ E23 N8 W14 N4 W8 S4 W22 S8\$		
N8\$ E8 N18\$ S18 E14 N4 E8 S4 E14 N40 \$ PTR= E15 FUS=[YR=1993]		
E36S28 W36 N28 \$ W15 \$.		

MILLER LAWRENCE E/ARNETT CYNTHIA
76458 DOVE RD
YULEE, FL 32097

05-2N-27-0000-0001-0080

[illegible]

MILLER LAWRENCE E/ARNETT CYNTHIA
76458 DOVE RD
YULEE, FL 32097

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 100		0800	02	1,216	115.0000	103.50	125,856	1997	1997		0		0	70.00	30.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		3 M/H 94+ 0% - 2016										Heated Area: 1216					HX Base Yr 2016					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		76 16 BAS 2011 16 76										BUILDING MARKET VALUE					371,293														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					13,662														
Interior Floo		13	LVT/LAMNT 100												TOTAL LAND VALUE - MARKET					543,240														
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE					928,195														
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction					502,976														
Bedrooms			2 100												ASSESSED VALUE					425,219														
Bathrooms			2 100												TOTAL EXEMPTION VALUE					HX HB 51,411														
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE					373,808														
Stories		0	0 100												TOTAL JUST VALUE					928,195														
Units			0 100												NCON VALUE					0														
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					890,272																								
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																													
BAS	1,216	100	2011	1,216	37,757																													
TOTALS 1,216						1,216						37,757						BLD DATE				LGL DATE				05/08/2026				MLU				
EXTRA FEATURES						76458 DOVE RD, YULEE						XF DATE				LAND DATE				AG DATE														
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																			
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MILLER LAWRENCE E/ARNETT CYNTHIA
76458 DOVE RD
YULEE, FL 32097

2026

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