

LOTS 56 & 57
IN OR 359 PG 435
R407685 & R407686 &

MOORE DON RANDOLPH & HELEN J
76260 DOVE ROAD
YULEE, FL 32097

2026

05-2N-27-4292-0056-0000



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 90		
Interior Floo		08	SHT VINYL 10		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms		02	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	1,344	100	2006	1,344	42,675
UOP	72	25	2006	18	572
UOP	160	25	2006	40	1,270
TOTALS	1,576			1,402	44,516

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,402	117.6000	105.84	148,388	1994	1994	0	0	0 70.00	30.00
1 M/H 94+ 100% - 0 Heated Area: 1344 HX Base Yr 1991											
76260 DOVE RD, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/08/2026 MLU											

EXTRA FEATURES							76260 DOVE RD, YULEE				INC 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	
1	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1993	1993	3	20	160		
2	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1994	1994	3	20	256		
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000		
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000		
5	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	2004	2004	3	20	384		
6	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100	1990	1990	3	20	960		
7	0351	CARPORT MT	0	100	26	30	780.00	SF	10.00	10.00	100	1994	1994	3	20	1,560		

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
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			
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	1,334	100	1993	1,334	38,643
UOP	96	25	1993	24	695
TOTALS	1,430			1,358	39,338

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,358	113.6000	96.56	131,128	1975	1975	0	0	70.00	30.00
2 M/H 93- 0% - 0											
Heated Area: 1334											
HX Base Yr 1991											
BAS 1993 23 58 27 31 8 12 UOP 1993 12 8											