IN OR 2071/559
EX 4-1 4-2 & 4-4

SCOTT WILLIAM J/SCOTT JAMES V ET AL
77206 DAWSON RD
YULEE, FL 32097

**2026**

**41-3N-26-0000-0004-0000**

## NASSAU COUNTY PROPERTY



## 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 | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 03 | Quality Level 03 |

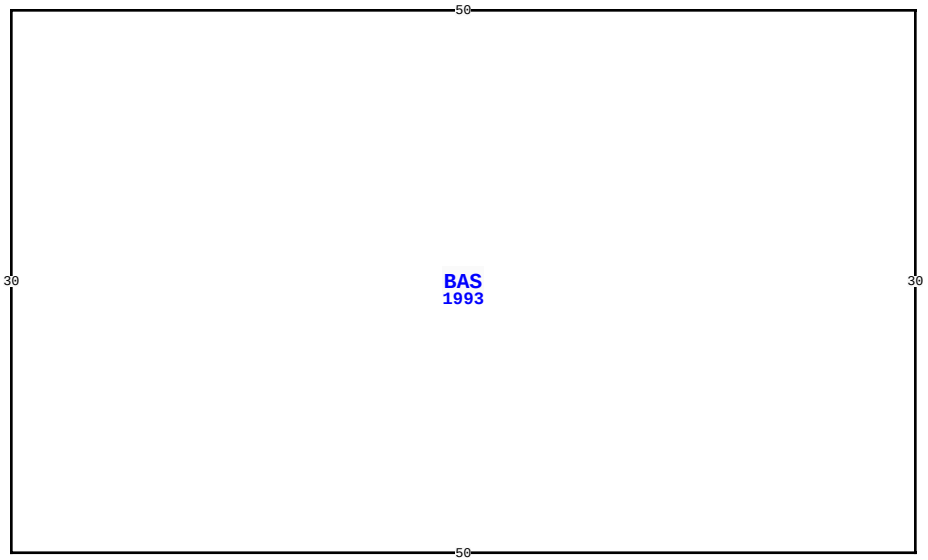
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,500 | 100 | 1993 | 1,500 | 146,132 |
| TOTALS | 1,500 | | | 1,500 | 146,132 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,500 | 115.2600 | 121.02 | 181,530 | 1986 | 1986 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SINGLE FAM 0% - 0 Heated Area: 1500 HX Base Yr




77206 DAWSON RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/20/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 146,132 |
| TOTAL MARKET OB/XF VALUE | 3,650 |
| TOTAL LAND VALUE - MARKET | 148,400 |
| TOTAL MARKET VALUE | 298,182 |
| SOH/AGL Deduction | 56,464 |
| ASSESSED VALUE | 241,718 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 241,718 |
| TOTAL JUST VALUE | 298,182 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 219,744 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2714 | N/A | 30,500 | 10/03/1983 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2071/0559 | 9/09/2016 | FJ | U | I | 11 | 0 |
| GRANTOR: SCOTT WILLIE JAMES ES | | | | | | |
| GRANTEE: SCOTT WILLIAM J ET | | | | | | |
| 0319/0540 | 9/01/1980 | QD | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## 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 | 0570 | JUNK HOUSE | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 1940 | 1940 | 3 | 100 | 500 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 20 | 30 | 600.00 | SF | 15.00 | 15.00 | 100 | 1988 | 1988 | 3 | 20 | 1,800 | |
| 3 | 0681 | POLE SHED | 0 | 0 | 10 | 20 | 200.00 | SF | 15.00 | 15.00 | 100 | 1988 | 1988 | 3 | 20 | 600 | |
| 4 | 0754 | FOP | 0 | 0 | 25 | 10 | 250.00 | SF | 15.00 | 15.00 | 100 | 1999 | 1999 | 3 | 20 | 750 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W50 S30 E50 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 3,650

| 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 | 0 | | PD - | E 0.00 | 0.00 | 4.24 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 148,400 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.24 Total Land Value: 148,400 Market: 0 Agricultural: 0 Common: 148,400 PRINTED 07/09/2026 BY SYS