IN OR 2830 PG 475

DAWSON BONNIE W L/E/
77056 DAWSON ROAD
YULEE, FL 32097

2026

41-3N-26-0000-0005-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

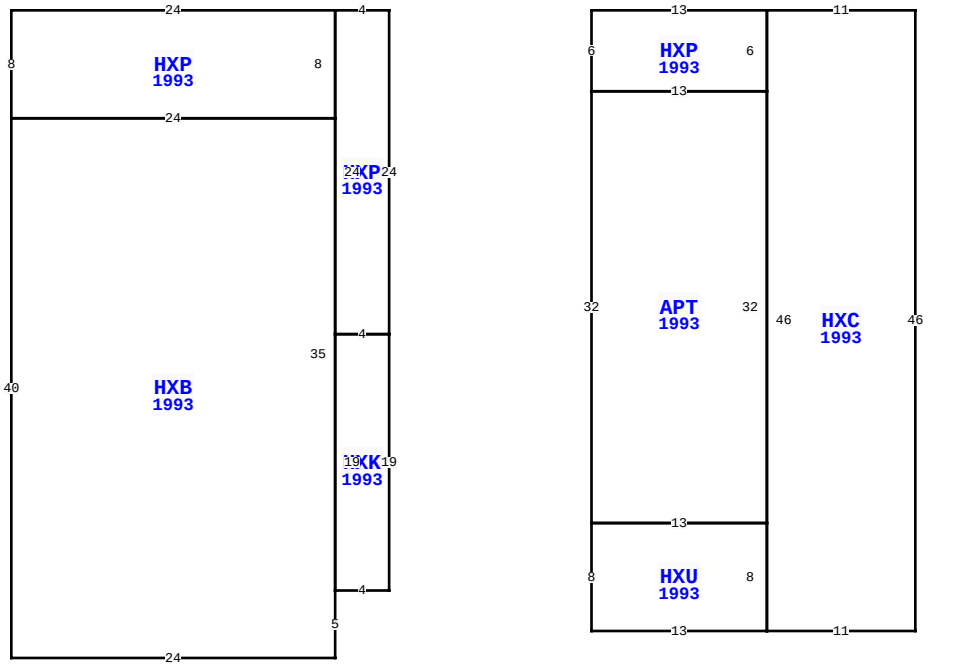
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	416	100	1993	416	36,324
HXB	960	100	1993	960	83,825
HXC	506	25	1993	126	11,002
HXK	76	10	1993	8	699
HXP	78	30	1993	23	2,008
HXP	96	30	1993	29	2,533
HXP	192	30	1993	58	5,064
HXU	104	55	1993	57	4,977
TOTALS	2,428			1,677	146,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,677	99.0000	103.95	174,324	1990	1990	0	0	0	16.00	84.00

1 SINGLE FAM 75.21% - 0 Heated Area: 1376 HX Base Yr 1991



77056 DAWSON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,432
TOTAL MARKET OB/XF VALUE		3,654
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		200,086
SOH/AGL Deduction		85,617
ASSESSED VALUE		114,469
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,058
TOTAL JUST VALUE		200,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6687	NEW CONSTR	2,000	05/18/1990
6382	NEW CONSTR	32,645	04/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2830/475	11/13/2025	LE	U	I	11	100
GRANTOR: DAWSON BONNIE W						
GRANTEE: DAWSON LANCE HARRIS						
2759/1533	12/27/2024	QC	U	I	11	100
GRANTOR: DAWSON JAMES T JR & B						
GRANTEE: DAWSON BONNIE W						

BUILDING NOTES

BUILDING DIMENSIONS

HXP=[YR=1993] W4 HXP=[YR=1993] W24 S8 HXB=[YR=1993] S40 E24 N5 HXK=[YR=1993] E4 N19 W4 S19 $ N35 W24 $ E24 N8 $ S24 E4 N24 $ PTR= E15 HXP=[YR=1993] E13 HXC=[YR=1993] E11 S46 W11 N46 $ S6 APT=[YR=1993] S32 HXU=[YR=1993] S8 W13 N8 E13 $ W13 N32 E13 $ W13 N6 $ W15$.

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	0510	GARAGE WD-	0	100	30	12	360.00	SF	35.00	35.00	100	2003	2003	3	29	3,654	

LAND DESCRIPTION

TOTAL OB/XF 3,654

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		PD -	E 0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS