

LOT 2
TIMBERLAND ESTATES PB 6/195
ESMT OR 2297/858

SMITH RACHEL M & HUNTER T
75790 EDWARDS RD
YULEE, FL 32097

2023

11-2N-26-206T-0002-0000



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	31	HARDIE BRD 90	0900	01	2,096	108.8780	129.29	270,992	2019	2019	0	0	1.05	98.95	STANDARD														
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2023												Heated Area: 1800														
Roof Structure	03	GABLE/HIP 100													HX Base Yr 2023														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 60																											
Interior Floo	14	CARPET 40																											
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																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA													05														
NEIGHBORHOOD/LOC	5004.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,800	100	1,800	230,278																									
FGR	462	55	254	32,495																									
FOP	48	30	14	1,791																									
UOP	140	20	28	3,582																									
TOTALS	2,450		2,096	268,147																									
EXTRA FEATURES															75790 EDWARDS RD, YULEE														
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	0811	CONCRETE B	0	100	0	0	1,712.00	SF	5.20	5.20	100	2019	2019	3	99	8,813													
2	1242	WD DECK A	0	100	0	0	275.00	SF	10.00	10.00	100	2020	2020	3	93	2,558													
LAND DESCRIPTION															TOTAL OB/XF 11,371														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000												
REVIEW DATE 06/10/2020 BY KB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																													