LOT 5
TIMBERLAND ESTATES PB 6/195

FARMER CAITLIN S
6212 HIGH TIDE BLVD
JACKSONVILLE, FL 32258

2023

11-2N-26-206T-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

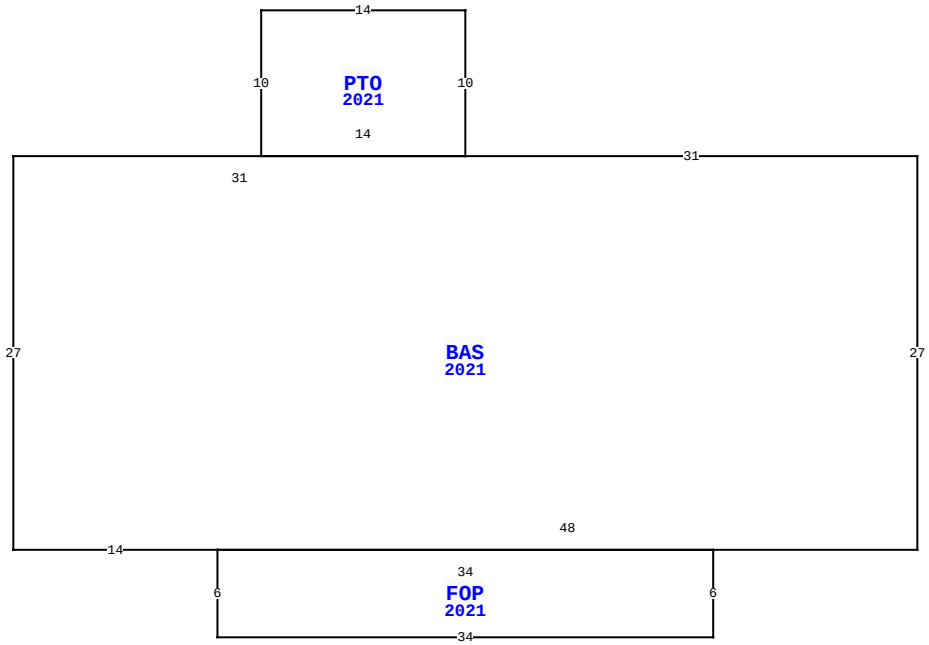
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	223,446
FOP	204	30	61	8,142
PTO	140	5	7	934
TOTALS	2,018		1,742	232,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,742	112.4000	133.48	232,522	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 1674 HX Base Yr



75764 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 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	232,522
TOTAL MARKET OB/XF VALUE	6,708
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	319,230
SOH/AGL Deduction	51,137
ASSESSED VALUE	268,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,093
TOTAL JUST VALUE	319,230
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005703	CO ISSUED	0	01/22/2021
20005703	NEW CONSTR	209,946	07/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2349/1700	3/13/2020	WD	Q	V	01	55,000
GRANTOR: 2834 INVESTMENTS LLC						
GRANTEE: FARMER CAITLIN S						
2232/1375	10/16/2018	WD	Q	V	05	132,000
GRANTOR: WRIGHT PATRICIA ANN						
GRANTEE: 2834 INVESTMENTS LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W31 PTO=[YR=2021] N10 W14 S10 E14$ W31 S27 E14
FOP=[YR=2021] S6 E34 N6 W34$ E48 N27$.

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	0812	CONCRETE C	0	0	0	0	1,677.00	SF	4.00	4.00	100	2021	2021	3	100	6,708	

LAND DESCRIPTION

TOTAL OB/XF 6,708

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/18/2021 BY KB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS