LOT 20
TIMBERLAND ESTATES PB 6/195

PEREZ AIDA
75652 EDWARDS ROAD
YULEE, FL 32097

2023

11-2N-26-206T-0020-0000

BUILDING CHARACTERISTICS

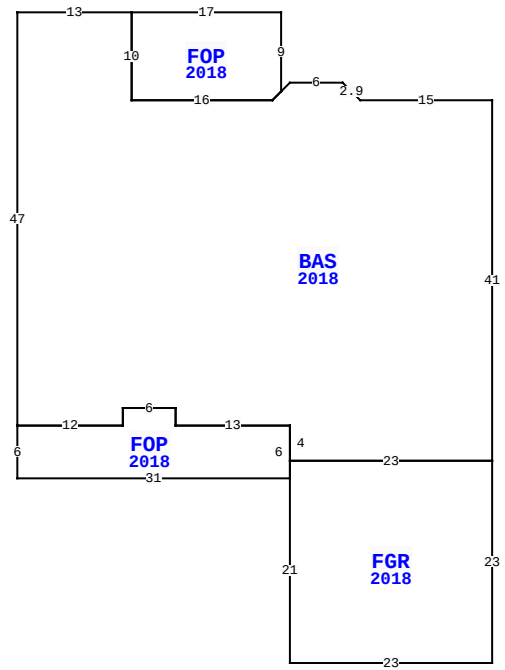
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,224	100	2,224	302,579
FGR	529	55	291	39,591
FOP	170	30	51	6,938
FOP	198	30	59	8,027
TOTALS	3,121		2,625	357,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,625	117.0288	138.97	364,796	2018	2018	0	0	0	2.10	97.90

1 SNGL FAM – 0% - 2023 Heated Area: 2224 HX Base Yr



75652 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	357,135
TOTAL MARKET OB/XF VALUE	59,950
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	497,085
SOH/AGL Deduction	0
ASSESSED VALUE	497,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	497,085
TOTAL JUST VALUE	497,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005432	CO ISSUED	0	02/26/2018
17007463	SWIM POOL	37,000	12/01/2017
17005432	NEW CONSTR	284,892	09/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1278	12/12/2022	WD	Q	I	01	585,000
GRANTOR: LLOYD LINDA ALESE & J						
GRANTEE: PEREZ AIDA						
2181/1894	3/05/2018	WD	Q	I	01	320,000
GRANTOR: JOHNSON HOMEBUILDERS						
GRANTEE: LLOYD LINDA ALESE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 U2 L2 W6 D1 L1 FOP=[YR=2018] N9 W17 S10 E16 U1 R1 $ D1 L1 W16 N10 W13 S47 FOP=[YR=2018] S6 E31 FGR=[YR=2018] S21 E23 N23 W23 S2$ N6 W13 N2 W6 S2 W12$ E12 N2 E6 S2 E13 S4 E23 N41$.

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	2,368.00	SF	4.00	4.00	100	2018	2018	3	98	9,283	
2	0861	POOL GUNIT	0	0	0	0	392.00	SF	85.00	85.00	100	2018	2018	3	90	29,988	
3	0855	CONC PAVER	0	0	0	0	737.00	SF	10.00	10.00	100	2018	2018	3	98	7,223	
4	0476	VF 6 SBPL	0	0	0	0	108.00	LF	32.00	32.00	100	2018	2018	3	95	3,283	
5	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
6	0462	ST/AL FNC	0	0	0	0	352.00	SF	10.00	10.00	100	2018	2018	3	90	3,168	
7	0810	CONCRETE A	0	0	0	0	1,000.00	SF	6.50	6.50	100	2020	2020	3	99	6,435	

LAND DESCRIPTION

TOTAL OB/XF 59,950

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 04/19/2018 BY KB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS