

LOT 22
IN OR 1304/32
TIMBERLAND ESTATES PB 6/195

TURNER MICHELE T
75638 EDWARDS ROAD
YULEE, FL 32097

2023

11-2N-26-206T-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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

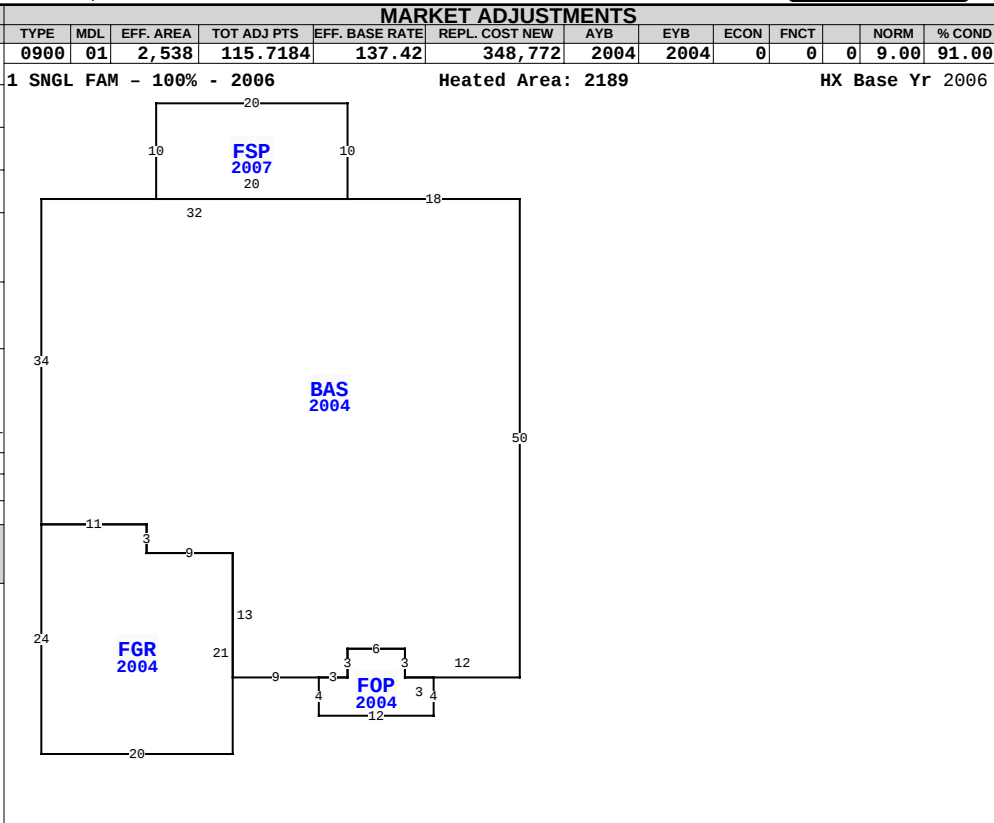
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,189	100	2,189	273,739
FGR	453	55	249	31,138
FOP	66	30	20	2,501
FSP	200	40	80	10,005

TOTALS	2,908		2,538	317,383
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,035.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	
5	0851	PATIO STON	0	100	12	10	120.00	SF	0.75	0.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



75638 EDWARDS RD, YULEE	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	100	0	0	2,035.00	SF	4.00	4.00	100	2004	2004	3	86	7,000	
2	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	100	2006	2006	3	88	1,464	
3	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	2004	2004	3	86	822	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2005	2005	3	27	972	
5	0851	PATIO STON	0	100	12	10	120.00	SF	0.75	0.75	100	2005	2005	3	87	78	

TOTAL OB/XF											
10,336											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						317,383					
TOTAL MARKET OB/XF VALUE						10,336					
TOTAL LAND VALUE - MARKET						80,000					
TOTAL MARKET VALUE						407,719					
SOH/AGL Deduction						215,899					
ASSESSED VALUE						191,820					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						136,820					
TOTAL JUST VALUE						407,719					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						306,605					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2307384	ROOF	17,981	06/08/2023
R10542	REPAIR/RRF	2,000	07/01/2007
B0516812	ADDITION	8,500	09/01/2005
B0412429	NEW CONSTR	159,959	03/01/2004
WE300213	XF0B	0	10/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1304/0032	3/23/2005	WD	Q	I		241,600			
GRANTOR: CORNERSTONE HOMES LLC									
GRANTEE: TURNER ERIC & MICHE									
1165/0232	8/25/2003	WD	U	V	19	37,500			
GRANTOR: EVANS ANN DEKAY									
GRANTEE: CORNERSTONE HOMES L									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W18 FSP=[YR=2007] N10 W20 S10 E20\$ W32 S34											
FGR=[YR=2004] S24 E20 N21 W9 N3 W11\$ E11 S3 E9 S13 E9											
FOP=[YR=2004] S4 E12 N4 W3 N3 W6 S3 W3\$ E3 N3 E6 S3 E12 N50\$											