

LOT 23
IN OR 1406/619
TIMBERLAND ESTATES PB 6/195

OWENS HOWARD & RUTH ANN
75630 EDWARDS ROAD
YULEE, FL 32097

2023

11-2N-26-206T-0023-0000



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	14	CARPET 80
Interior Floo	13	LVT/LAMMT 20
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

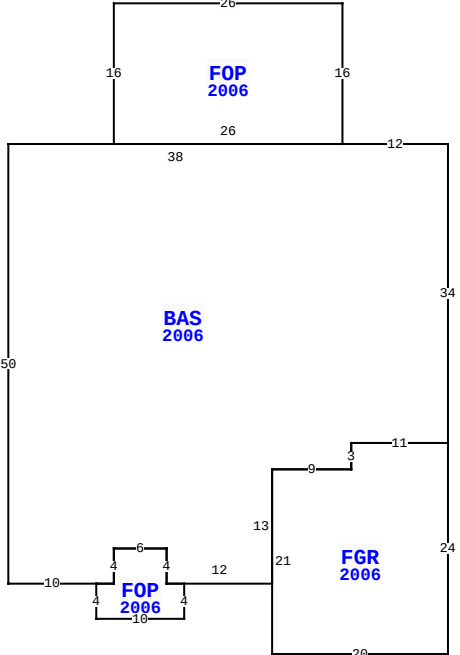
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100	2,183	258,194
FGR	453	55	249	29,450
FOP	64	30	19	2,248
FOP	416	30	125	14,784
TOTALS	3,116		2,576	304,677

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,811.00	SF	4.00	4.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006		0.00	0.00	1.00	LT	1.00

REVIEW DATE 09/20/2018 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,576	108.2592	128.56	331,171	2006	2006	0	0	0	92.00
1 SNGL FAM - 100% - 2007 Heated Area: 2183 HX Base Yr 2007											
											
75630 EDWARDS RD, YULEE											

BLD DATE	11/17/2006	JM	LGL DATE	06/12/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF											
6,375											
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
80,000.00	80,000.00	80,000									

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,677	
TOTAL MARKET OB/XF VALUE		6,375	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		391,052	
SOH/AGL Deduction		208,756	
ASSESSED VALUE		182,296	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		132,296	
TOTAL JUST VALUE		391,052	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,344	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10596	MECH OTHER	0	11/01/2005
C15498	CO ISSUED	210,000	10/01/2005
E16053	ELEC OTHER	2,000	10/01/2005
B15498	NEW CONSTR	210,000	10/01/2005
P10086	OTHER	0	09/01/2005
R07825	REPAIR/RRF	4,300	07/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1406/0619	4/24/2006	WD Q	I			257,500	
GRANTOR: CORNERSTONE HOMES LLC							
GRANTEE: OWENS HOWARD & RUTH							
1204/0176	1/27/2004	WD Q	V			75,000	
GRANTOR: SHEA TIMOTHY G & LAUR							
GRANTEE: CORNERSTONE HOMES L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2006] N24BAS=[YR=2006] N34W12 FOP=[YR=2006] N16W26S16E26\$W38S50E10 FOP=[YR=2006] S4E10N4W2N4W6S4W2\$E2N4 E6S4E12N13E9N3E11\$W11S3W9S21 E20\$.											

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