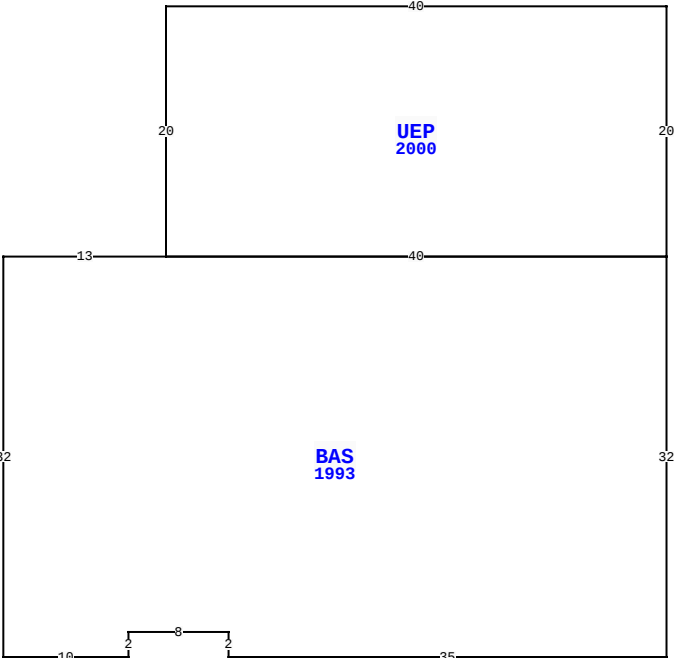


MERTIFF JENNIFER ELLEN
75137 EDWARDS RD
YULEE, FL 32097

2023

13-2N-26-4200-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD																	
Exterior Wall		05	AVERAGE		100	0100	01	2,160	103.8800	93.75	202,500	1988	1988	0	0	15.75	84.25	Tax Group: 4		Tax Dist:															
Roof Structure		03	GABLE/HIP		100	1 SINGLE FAM - 100% - 2013										Heated Area: 1680										HX Base Yr 2013									
Roof Cover		03	COMP SHNGL		100																														
Interior Wall		05	DRYWALL		100																														
Interior Floor		14	CARPET		100																														
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																																
BUD8 Adjustme		04	DIST 01		100																														
Occupancy		00	NONE		100																														
Quality		03	Quality Level		03																														
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA		05																														
NEIGHBORHOOD/LOC		5001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,680	100	1,680	132,694																															
UEP	800	60	480	37,913																															
TOTALS		2,480	2,160		170,606																														
EXTRA FEATURES					75137 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	0812	CONCRETE C	0 100	0	0	1,487.00	SF	4.00	4.00	100	1991	1991	3	64	3,807																				
2	0940	SHEDS/PORT	0 100	20	20	400.00	SF	20.10	20.10	100	1991	1991	3	20	1,608																				
3	0350	CARPORT WD	0 100	20	20	400.00	SF	13.00	13.00	100	1991	1991	3	20	1,040																				
4	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	1999	1999	3	20	300																				
5	0820	WOOD WALK	0 100	70	4	280.00	SF	11.75	11.75	100	1999	1999	3	40	1,316																				
6	0681	POLE SHED	0 100	20	10	200.00	SF	15.00	15.00	100	1999	1999	3	28	840																				
7	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	1995	1995	3	20	576																				
8	0810	CONCRETE A	0 100	20	12	240.00	SF	6.50	6.50	100	1999	1999	3	79	1,232																				
TOTAL OB/XF 10,719																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000130	C	SFR WATER	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000																		
REVIEW DATE 09/20/2018 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																																			