

LOT 3
NASSAU LANDING SUB PB 4/84& 85

TIMBERLINE INC
1200 RIVERPLACE BLVD STE 200
JACKSONVILLE, FL 32207

2023

13-2N-26-4200-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

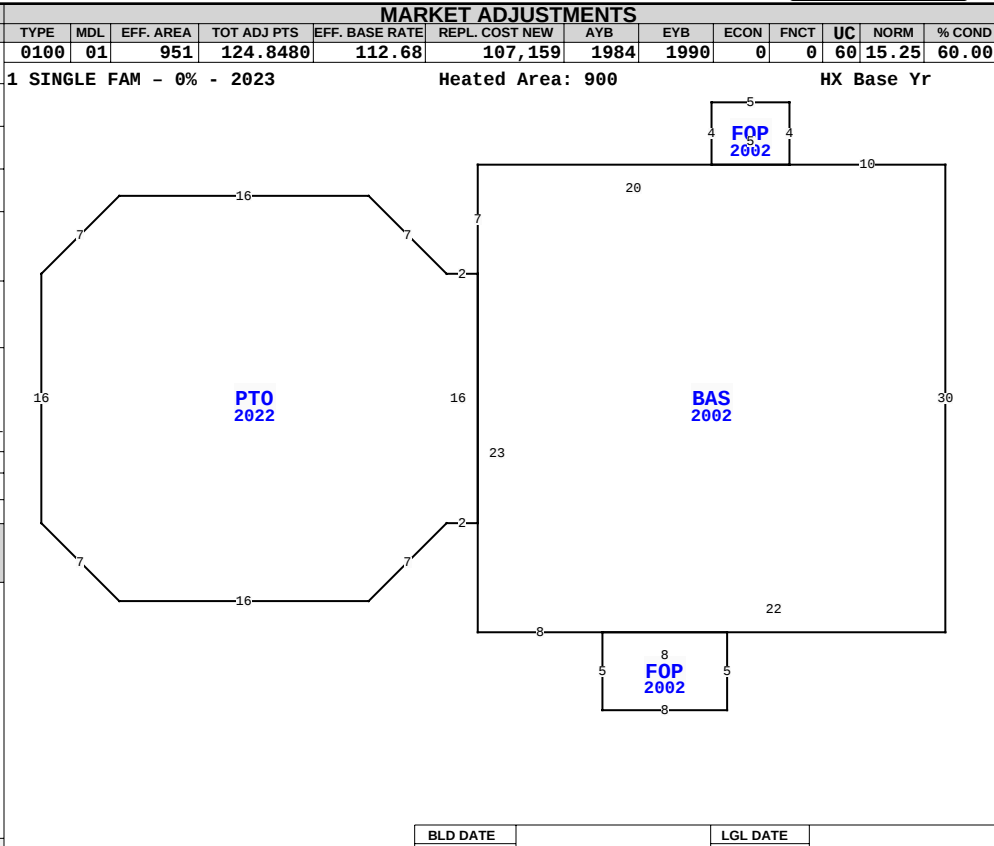
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	60,847
FOP	20	30	6	406
FOP	40	30	12	811
PTO	658	5	33	2,231
TOTALS	1,618		951	64,295

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0300	BOAT DCK W	0	0	0	0	232.00	SF	40.00	40.00	
4	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	
8	0812	CONCRETE C	0	0	0	0	3,006.00	SF	4.00	4.00	
11	0311	WD GANG WY	0	0	0	0	10.00	SF	45.00	45.00	
13	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000130	C	SFR WATER	0		RS-1	0.00	0.00	1.00	LT	



75125 EDWARDS RD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
14,560											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										64,295	
TOTAL MARKET OB/XF VALUE										14,560	
TOTAL LAND VALUE - MARKET										110,000	
TOTAL MARKET VALUE										188,855	
SOH/AGL Deduction										0	
ASSESSED VALUE										188,855	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										188,855	
TOTAL JUST VALUE										188,855	
NCON VALUE										1,032	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										264,446	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307407	POOL	15,000	06/09/2023
B2218588	REMODEL	2,000	12/19/2022
B2216409	DEMOLITION	2,499	11/01/2022
B029865	CARPORT	6,000	06/01/2002
M025727	H/AC	0	01/01/2002
R013714	REPAIR/RRF	0	12/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2600/1790	10/13/2022	TD	Q	I	03	350,000			
GRANTOR: REGISTER WILLIAM K &									
GRANTEE: TIMBERLINE INC									
1536/0538	11/16/2007	WD	U	I	01	100			
GRANTOR: REGISTER WILLIAM KEIT									
GRANTEE: REGISTER WILLIAM K									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W10 FOP=[YR=2002] N4 W5 S4 E5\$ W20 S7											
PTO=[YR=2022] W2 U5 L5 W16 D5 L5 S16 R5 D5 E16 U5 R5											
E2 N16\$ S23 E8 FOP=[YR=2002] S5 E8 N5 W8\$ E22 N30\$.											