LOT 12
IN OR 1949/928
NASSAU LANDING SUB

BOWEN YANCY B & FATIMA ELAINE
75061 EDWARDS RD
YULEE, FL 32097

2023

13-2N-26-4200-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

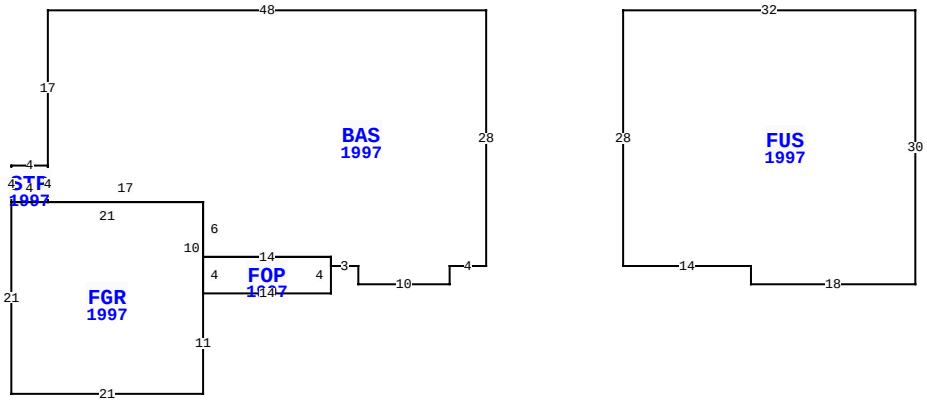
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,231	100	1,231	126,505
FGR	441	55	243	24,973
FOP	56	30	17	1,747
FUS	932	100	932	95,778
STP	16	10	2	206
TOTALS	2,676		2,425	249,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,425	98.3430	116.78	283,192	1997	1997	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2015 Heated Area: 2163 HX Base Yr 2015



75061 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,209
TOTAL MARKET OB/XF VALUE		40,581
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		399,790
SOH/AGL Deduction		101,778
ASSESSED VALUE		298,012
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,012
TOTAL JUST VALUE		399,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703856	SWIM POOL	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1949/0928	11/26/2014	WD	Q	I	01	310,300
GRANTOR: BELL JOHN P & NICHOLE						
GRANTEE: BOWEN YANCY B & FAT						
1865/0918	6/28/2013	WD	Q	I	02	305,000
GRANTOR: MORGAN MARK L & JUDIT						
GRANTEE: BELL JOHN P & NICHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 S17 STP=[YR=1997] W4 S4 FGR=[YR=1997] S21 E21 N11 FOP=[YR=1997] E14 N4 W14 S4$ N10 W21$ E4 N4$ S4 E17 S6 E14 S1 E3 S2 E10 N2 E4 N28$ PTR=E15 FUS=[YR=1997] E32 S30 W18 N2 W14 N28$ W15$.

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	0810	CONCRETE A	0	100	0	0	522.00	SF	6.50	6.50	100	1996	1996	3	73	2,477	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1996	1996	3	20	864	
3	0300	BOAT DCK W	0	100	10	20	200.00	SF	40.00	40.00	100	1996	1996	3	25	2,000	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
6	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1997	1997	3	21	9,139	
7	0845	KOOL DECK	0	100	0	0	1,032.00	SF	7.25	7.25	100	1997	1997	3	75	5,612	
8	0300	BOAT DCK W	0	100	20	14	280.00	SF	40.00	40.00	100	2004	2004	3	40	4,480	
9	0910	SCRN RM L	0	100	40	46	1,840.00	SF	15.00	15.00	100	2004	2004	3	24	6,624	
10	0812	CONCRETE C	0	100	0	0	1,904.00	SF	4.00	4.00	100	2004	2004	3	86	6,550	

LAND DESCRIPTION

TOTAL OB/XF 40,581

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	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 09/24/2018 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS