

LOT 15
IN OR 2004/1952
NASSAU LANDING SUB PB 4/84-85

HENDRICKS LESLIE A
75043 EDWARDS RD
YULEE, FL 32097

2023

13-2N-26-4200-0015-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 4												
Exterior Wall	05	AVERAGE 100	0900	01	2,187	95.2560	113.12	247,393	1992	1992	0	0	0	14.75	85.25	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2016														Heated Area: 1664											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2016											
Interior Wall	05	DRYWALL 100															UDU 1993											
Interior Floo	14	CARPET 90																										
Interior Floo	08	SHT VINYL 10																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 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	1,664	100	1,664	160,468																								
FEP	220	80	176	16,972																								
FGR	484	55	266	25,652																								
FOP	120	30	36	3,471																								
PTO	200	5	10	964																								
UDU	64	55	35	3,375																								
TOTALS			2,752	2,187	210,903																							
EXTRA FEATURES			75043 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	0300	BOAT DCK W	0	100	10	24	240.00	SF	40.00	40.00	100	1997	1997	3	26	2,496												
3	0350	CARPORT WD	0	100	8	6	48.00	SF	13.00	13.00	100	1997	1997	3	20	125												
4	0810	CONCRETE A	0	100	0	0	439.00	SF	6.50	6.50	100	1993	1993	3	68	1,940												
5	0810	CONCRETE A	0	100	18	18	324.00	SF	6.50	6.50	100	1998	1998	3	77	1,622												
6	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1998	1998	3	27	5,443												
7	0810	CONCRETE A	0	100	2	25	50.00	SF	6.50	6.50	100	1998	1998	3	77	250												
8	0300	BOAT DCK W	0	100	0	0	188.00	SF	40.00	40.00	100	2003	2003	3	36	2,707												
9	0303	FLT DOCK W	0	100	5	10	50.00	SF	26.00	26.00	100	2003	2003	3	36	468												
10	0910	SCRN RM L	0	100	0	0	856.00	SF	15.00	15.00	100	2004	2004	3	24	3,082												
11	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2004	2004	3	40	10,200												
LAND DESCRIPTION			TOTAL OB/XF 28,333																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																												

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