

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

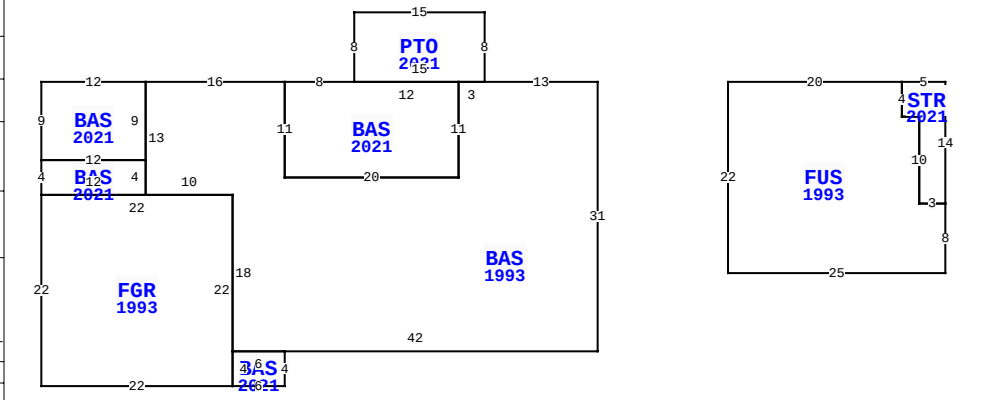
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	1,212	151,869
BAS	24	100	24	3,007
BAS	48	100	48	6,015
BAS	108	100	108	13,532
BAS	220	100	220	27,567
FGR	484	55	266	33,331
FUS	500	100	500	62,652
PTO	120	5	6	752
STR	50	10	5	627
TOTALS	2,766		2,389	299,353

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0300	BOAT DCK W	0 100	0	0	392.00	SF	40.00	
4	0681	POLE SHED	0 100	8	10	80.00	SF	15.00	
5	0811	CONCRETE B	0 100	0	0	960.00	SF	5.20	
6	0317	DCK PLNG W	0 100	0	0	3.00	UT	1,000.00	
7	0303	FLT DOCK W	0 100	0	0	192.00	SF	26.00	
8	0310	AL GANG WY	0 100	0	0	45.00	LF	115.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000130	C	SFR WATER	100	0006	RS-1	0.00	0.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,389	108.7800	129.18	308,611	1988	2015	0	0	3.00	97.00
1 SNGL FAM - 100% - 2022 Heated Area: 2112 HX Base Yr 2022											



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
75029 EDWARDS RD, YULEE	

TOTAL OB/XF											
22,102											

TOTAL OB/XF											
22,102											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
299,353											
TOTAL MARKET OB/XF VALUE											
22,102											
TOTAL LAND VALUE - MARKET											
132,000											
TOTAL MARKET VALUE											
453,455											
SOH/AGL Deduction											
122,746											
ASSESSED VALUE											
330,709											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
280,709											
TOTAL JUST VALUE											
453,455											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
413,360											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5224	NEW CONSTR	2,800	07/15/1988
2646	H/AC	2,976	07/14/1988
3095	NEW CONSTR	0	06/21/1988
4959	NEW CONSTR	63,000	06/13/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2433/0566	2/11/2021	WD	Q	I	01	270,000	
GRANTOR: PEEPLES FRANCESCA & T							
GRANTEE: MANGUM DOYLE & BRAN							
2271/1007	4/30/2019	WD	Q	I	02	140,000	
GRANTOR: POPE LACRETIA &							
GRANTEE: PEEPLES FRANCESCA &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W13 PTO=[YR=2021] N8 W15 S8 BAS=[YR=2021] W8 S11 E20 N11 W12\$ E15\$ W3 S11 W20 N11 W16 BAS=[YR=2021] W12 S9 BAS=[YR=2021] S4 FGR=[YR=1993] S22 E22 BAS=[YR=2021] E6 N4 W6 S4 \$ N22 W22\$E12 N4 W12\$ E12 N9\$ S13 E10 S18 E42 N31\$ PTR=E15 FUS=[YR=1993] E20 STR=[YR=2021] E5 S14 W3 N10 W2 N4\$ S4 E2 S10 E3 S8 W25 N22\$ W15\$.											