LOT 18 & E1/2 OF 17
IN OR 1123/718
NASSAU LANDING SUB PB 4/84-85

DELISLE LAWRENCE II & TERESITA T
75017 EDWARDS ROAD
YULEE, FL 32097

2023

13-2N-26-4200-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

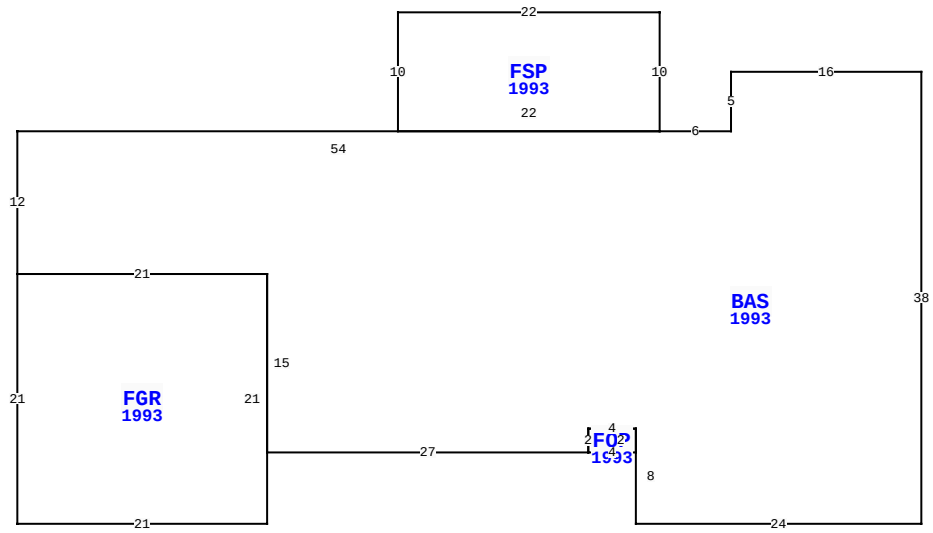
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	1,953	157,226
FGR	441	55	243	19,563
FOP	8	30	2	161
FSP	220	40	88	7,085
TOTALS	2,622		2,286	184,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,286	120.5400	108.79	248,694	1980	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1953 HX Base Yr 2004



75017 EDWARDS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,034
TOTAL MARKET OB/XF VALUE		38,240
TOTAL LAND VALUE - MARKET		132,000
TOTAL MARKET VALUE		354,274
SOH/AGL Deduction		75,319
ASSESSED VALUE		278,955
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		223,955
TOTAL JUST VALUE		354,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210534	REMODEL	3,060	11/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1123/0718	3/20/2003	WD	Q	I		237,000
GRANTOR: MOODY BENNETT I						
GRANTEE: DELISLE LAWRENCE II						
0832/0410	5/01/1998	WD	Q	I		154,000
GRANTOR: ABELS HENRY A & SANDR						
GRANTEE: MOODY BENNETT I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S5 W6 FSP=[YR=1993] N10 W22 S10 E22 $ W54 S12 FGR=[YR=1993] S21 E21 N21 W21 $ E21 S15 E27 FOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S8 E24 N38 $.

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	400.00	SF	6.50	6.50	100	1980	1980	3	35	910	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0810	CONCRETE A	0	100	0	0	5,297.00	SF	6.50	6.50	100	1996	1996	3	73	25,134	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2003	2003	3	22	330	
6	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	2003	2003	3	22	849	
7	0300	BOAT DCK W	0	100	0	0	646.00	SF	40.00	40.00	100	2003	2003	3	36	9,302	

LAND DESCRIPTION

TOTAL OB/XF 38,240

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		RS-1	0.00	0.00	1.50	LT		1.00	1.00	0.80	110,000.00	88,000.00	132,000							

REVIEW DATE 12/09/2019 BY KBA Total Acres: 0.00 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 08/02/2023 BY SYS