

LOT 19 EXCEPT THE W'LY 215.32
IN OR 1329/1484
NASSAU LANDING PB 4/85

HOLLIS JOHN P & SUSANNE I
75007 EDWARDS ROAD
YULEE, FL 32097-2660

2023

13-2N-26-4200-0019-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,352	100	1,352	109,135
BAS	447	100	447	36,082
DCK	52	10	5	403
DCK	736	10	74	5,974
FOP	188	30	56	4,521
UGR	905	45	407	32,853
UOP	158	20	32	2,583
UOP	800	20	160	12,915
UST	20	45	9	726
UST	20	45	9	726
TOTALS	4,708		2,565	207,049

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	4,342.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	1,004.00	SF	4.00	4.00	
4	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	
5	0920	CWALL-WD/M	0	0	0	0	70.00	LF	390.00	390.00	
6	0968	STAIRS	0	0	0	0	48.00	SF	10.00	10.00	
7	0968	STAIRS	0	0	0	0	112.00	SF	10.00	10.00	
8	0300	BOAT DCK W	0	0	0	0	376.00	SF	40.00	40.00	
9	0802	ASPHALT B	0	0	0	0	2,080.00	SF	2.40	2.40	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	0	0006	RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,565	103.1040	93.05	238,673	1984	1995	0	0	0 13.25	86.75
1 SINGLE FAM - 0% - 0 Heated Area: 1799 HX Base Yr											
** This building has 11 Sub-Areas											
75007 EDWARDS RD, YULEE											

TOTAL OB/XF											
36,342											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		207,049	
TOTAL MARKET OB/XF VALUE		36,342	
TOTAL LAND VALUE - MARKET		104,500	
TOTAL MARKET VALUE		347,891	
SOH/AGL Deduction		17,500	
ASSESSED VALUE		330,391	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		330,391	
TOTAL JUST VALUE		347,891	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,355	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1329/1484	6/30/2005	WD	Q	I	
GRANTOR: SALMON LARRY R & DENN					SALE PRICE
GRANTEE: HOLLIS JOHN P & SUS					285,000
0416/0306	3/01/1984	WD	U	V	
GRANTOR:					100
GRANTEE:					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W2 DCK=[YR=2005] N12 W44 S12 E4 S26 E8 N26 E32 \$ W24 FOP=[YR=2005] W8 S26 E4DCK=[YR=2005] S13 E4 N13 W4 \$ E4 N7 UST=[YR=2002] N4 W5 S4 E5 \$ W5 N4 E5 N15 \$ S52 E26 N52 \$ PTR= E15 UOP=[YR=2005] E16 S4 E28 S12 BAS=[YR=2005] E2 S18 UGR=[YR=2002] S34 W26 N26 UOP=[YR=2005] W8 N26 E8 S9 UST=[YR=2005] W5 S6 UST=[YR=2002] S4 E5 N4 W5 \$ E5 N6 \$ W5 S10 E5 S7 \$ N11 E7 S3 E19 \$ W19 N3 W7 N15 E24 \$ W32 S26 W8 N26 W4 N16 \$ W15 \$.											