

E'LY 100.32 FT OF THE
W'LY 215.32 FT OF LOT 19
IN OR 1325/1910

HAMILTON BRUCE/MACK-HAMILTON MARCELL V
75009 EDWARDS ROAD
YULEE, FL 32097

2023

13-2N-26-4200-0019-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

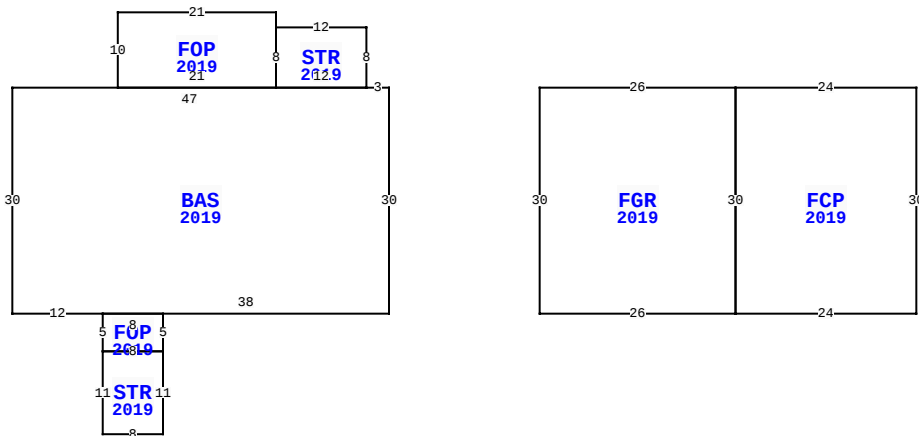
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	216,023
FCP	720	25	180	25,923
FGR	780	55	429	61,783
FOP	40	30	12	1,729
FOP	210	30	63	9,073
STR	88	10	9	1,296
STR	96	10	10	1,440
TOTALS	3,434		2,203	317,265

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	943.00	SF	6.50	6.50	
2	0300	BOAT DCK W	0	100	13	8	104.00	SF	40.00	40.00	
3	0920	CWALL-WD/M	0	100	0	0	96.00	LF	390.00	390.00	
4	0810	CONCRETE A	0	100	0	0	336.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000130	C	SFR WATER	100	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
0900	01	2,203	122.5000	145.47	320,470	2019	2019	0	0	1.00	99.00
1 SNGL FAM - 100% - 2006 Heated Area: 1500 HX Base Yr 2006											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										317,265	
TOTAL MARKET OB/XF VALUE										15,544	
TOTAL LAND VALUE - MARKET										110,000	
TOTAL MARKET VALUE										442,809	
SOH/AGL Deduction										150,881	
ASSESSED VALUE										291,928	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										241,928	
TOTAL JUST VALUE										442,809	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										318,652	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007972	CO ISSUED	0	07/26/2019
18003848	DEMOLITION	11,500	09/12/2018
18003833	NEW CONSTR	228,151	06/01/2018
B1530253	REPAIR/RRF	16,588	04/01/2015
5955	NEW CONSTR	55,080	08/25/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1325/1910	6/15/2005	WD	Q	I		300,000	
GRANTOR: SALMON TERRY L &							
GRANTEE: HAMILTON BRUCE & MA							
1109/0152	1/23/2003	WD	U	I	01	100	
GRANTOR: SALMON LARRY R & TERR							
GRANTEE: SALMON LARRY R & TE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W3 STR=[YR=2019] N8 W12 FOP=[YR=2019] N2 W21 S10 E21 N8\$ S8 E12\$ W47 S30 E12 FOP=[YR=2019] S5 STR=[YR=2019] S11 E8 N11 W8\$ E8 N5 W8\$ E38 N30\$ PTR=E20 FGR=[YR=2019] E26 FCP=[YR=2019] E24 S30 W24 N30\$ S30 W26 N30\$ W20\$.											