W'LY 115 FT OF LOT 19
IN OR 1066/269
ESMT PT OR 667/1958

WHITNEY RICHARD M JR & KELLY L
75011 EDWARDS ROAD
YULEE, FL 32097

2023

13-2N-26-4200-0019-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

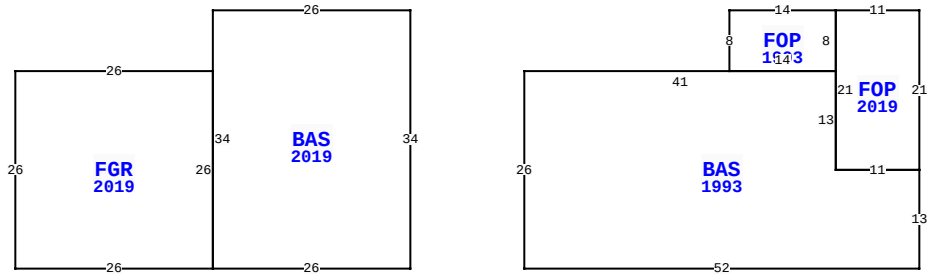
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,209	100	1,209	110,292
BAS	884	100	884	80,644
FGR	676	55	372	33,937
FOP	112	30	34	3,101
FOP	231	30	69	6,295
TOTALS	3,112		2,568	234,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,568	88.5600	105.16	270,051	1985	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2004 Heated Area: 2093 HX Base Yr 2004



75011 EDWARDS RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,269
TOTAL MARKET OB/XF VALUE		25,217
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		369,486
SOH/AGL Deduction		90,413
ASSESSED VALUE		279,073
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		224,073
TOTAL JUST VALUE		369,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001518	XFOB	24,930	02/03/2023
B0311636	XFOB	6,270	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1066/0269	7/01/2002	WD	Q	I		162,500
GRANTOR: SALMON TERRY LEE						
GRANTEE: WHITNEY RICHARD JR						
0884/1704	5/27/1999	QC	U	I	07	100
GRANTOR: SALMON TERRY & SYLVIA						
GRANTEE: SALMON TERRY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=15,34] E52 N13 W11 N13 W41 S26 $
BAS=[YR=2019;ORIG=0,34] W26 N34 E26 S34 $
FGR=[YR=2019;ORIG=-26,34] W26 N26 E26 S26 $
FOP=[YR=2019;ORIG=67,21] N21 W11 S21 E11 $
FOP=[YR=1993;ORIG=56,0] W14 S8 E14 N8 $
PTR=[ORIG=15,34] W15 E15 $
.

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
2	1242	WD DECK A	0	100	0	0	112.00	SF	10.00	10.00	100	1992	1992	3	20	224	
3	0812	CONCRETE C	0	100	0	0	303.00	SF	4.00	4.00	100	1990	1990	3	62	751	
4	0300	BOAT DCK W	0	100	21	10	210.00	SF	40.00	40.00	100	2003	2003	3	36	3,024	
5	0920	CWALL-WD/M	0	100	0	0	110.00	LF	390.00	390.00	100	2003	2003	3	22	9,438	
6	1242	WD DECK A	0	100	0	0	400.00	SF	10.00	10.00	100	2018	2018	3	86	3,440	
7	0811	CONCRETE B	0	100	0	0	1,620.00	SF	5.20	5.20	100	2020	2020	3	99	8,340	

LAND DESCRIPTION

TOTAL OB/XF 25,217

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	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 10/04/2019 BY KB Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS