

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 70		
Interior Floor	14	CARPET 30		
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
BAL	90	15	14	1,187
BAS	1,836	100	1,836	155,654
FOP	270	30	81	6,867
FOP	270	30	81	6,867
UCP	832	20	166	14,073
UCP	195	20	39	3,307
TOTALS	3,493		2,217	187,954

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,217	105.2520	94.99	210,593	1995	2000	0	0	0	10.75	89.25	

1 SINGLE FAM - 100% - 0 Heated Area: 1836 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			318,089
TOTAL MARKET OB/XF VALUE			292
TOTAL LAND VALUE - MARKET			80,850
TOTAL MARKET VALUE			399,231
SOH/AGL Deduction			107,726
ASSESSED VALUE			291,505
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			241,505
TOTAL JUST VALUE			399,231
NCON VALUE			649
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			490,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413990	ADDITION	195,591	11/08/2004
R046843	REPAIR/RRF	1,700	11/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1295	1/23/2023	WD Q	Q	I	01	400,000
GRANTOR: BEASLEY TIMOTHY C						
GRANTEE: CARVER JOEY VAUGHN						
2614/1225	1/23/2023	WD Q	Q	I	01	300,000
GRANTOR: RADTKE DEAN						
GRANTEE: BEASLEY TIMOTHY C						

EXTRA FEATURES																
L N	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	1242	WD DECK A	0	100	9	6			54.00	SF	10.00				146	
2	1242	WD DECK A	0	100	9	6			54.00	SF	10.00				146	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
75004 EDWARDS RD, YULEE					

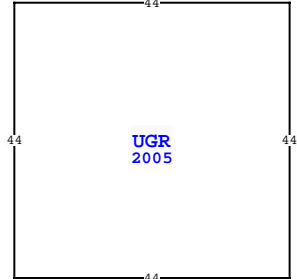
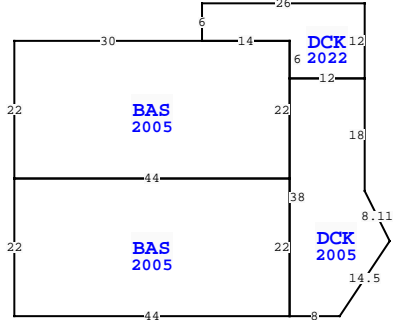
BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1993] W10 BAS=[YR=1993] W68 FOP=[YR=1993] W10 S27 E10 N27\$ S27 E15 BAL=[YR=2007] S6 E15 N6 W15\$ E53 N27\$ S27 E10 N27\$ PTR=E20 UCP=[YR=1993] E32 S13 UCP=[YR=2007] E15 S13 W15 N13\$ S13 W32 N26\$ W20\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.54	AC		1.00	1.00	0.75	70,000.00	52,500.00	80,850							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK 50	
Exterior Wall	30	VINYL 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		2 100	
Frame	03	MASONRY 100	
Stories	2.	2. 100	
Units		2 100	
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
BAS	968	100	968
BAS	968	100	968
DCK	472	10	47
DCK	228	10	23
UGR	1,936	45	871
TOTALS	4,572		2,877
			130,135

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	ACCESORY U	0%	0								
					Heated Area: 1936						
						HX Base Yr					



75004 EDWARDS RD, YULEE

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

NASSAU COUNTY PROPERTY			
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VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	318,089		
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PREVIOUS YEAR MKT VALUE	490,195		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2614/1295	1/23/2023	WD	Q	I	01	400,000	
GRANTOR: BEASLEY TIMOTHY C							
GRANTEE: CARVER JOEY VAUGHN							
2614/1225	1/23/2023	WD	Q	I	01	300,000	
GRANTOR: RADTKE DEAN							
GRANTEE: BEASLEY TIMOTHY C							

BUILDING NOTES

BUILDING DIMENSIONS	
DCK=[YR=2022] W26 S6 BAS=[YR=2005] W30 S22 BAS=[YR=2005] S22 E44 DCCK=[YR=2005] E8 U12 R8 U8 L4 N18 W12 S38\$ N22 W44\$ E44 N22 W14\$ E14 S6 E12 N12\$ PTR= S60 W12 UGR=[YR=2005] W44 S44 E44 N44\$ E12 N60\$.	

EXTRA FEATURES															
L N	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
TOTAL OB/XF 0															

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV