LOT 22
NASSAU LANDING SUB PB 4/84-85

BASHORE STEPHEN
75020 EDWARDS RD
YULEE, FL 32097

2023

13-2N-26-4200-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

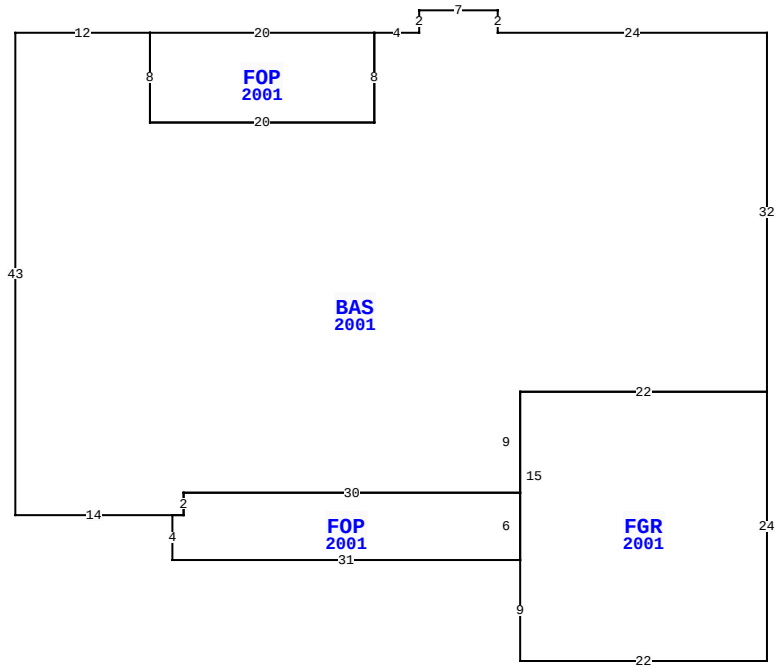
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,433	100	2,433	232,612
FGR	528	55	290	27,726
FOP	160	30	48	4,589
FOP	184	30	55	5,258
TOTALS	3,305		2,826	270,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,826	95.5584	113.48	320,694	2001	2001	0	0	0	15.75	84.25

2 SNGL FAM – 100% - 2023 Heated Area: 2433 HX Base Yr 2023



75020 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		270,185
TOTAL MARKET OB/XF VALUE		10,153
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		350,338
SOH/AGL Deduction		23,924
ASSESSED VALUE		326,414
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,414
TOTAL JUST VALUE		350,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018247	NEW CONSTR	125,000	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2460/1387	5/10/2021	WD	Q	I	01	325,000
GRANTOR: SPARKS CLIFFORD & MIC						
GRANTEE: BASHORE STEPHEN						
2212/0479	5/30/2018	WD	Q	I	01	262,000
GRANTOR: IVEY SHIRLEY B & CHRI						
GRANTEE: SPARKS CLIFFORD & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 N2 W7 S2 W4 FOP=[YR=2001] W20 S8 E20 N8 $ S8 W20 N8 W12 S43 E14 FOP=[YR=2001] S4 E31 FGR=[YR=2001] S9 E22 N24 W22 S15 $ N6 W30 S2 W1 $ E1 N2 E30 N9 E22 N32 $.

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	464.00	SF	6.50	6.50	100	2001	2001	3	82	2,473	
2	1123	CB 8"	0	100	0	0	35.00	SF	6.15	6.15	100	2001	2001	3	82	177	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
4	0811	CONCRETE B	0	100	0	0	1,041.00	SF	5.20	5.20	100	2002	2002	3	83	4,493	

LAND DESCRIPTION

TOTAL OB/XF 10,153

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 08/16/2022 BY KBA Total Acres: 1.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS