

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 Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,677	107.0000	96.57	161,948	1987	1994		0	0	13.75	86.25	

1 SINGLE FAM - 100% - 2018 Heated Area: 1623 HX Base Yr 2018

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			139,680
TOTAL MARKET OB/XF VALUE			18,166
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			227,846
SOH/AGL Deduction			103,189
ASSESSED VALUE			124,657
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			74,657
TOTAL JUST VALUE			227,846
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,140

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	1,469	100	1,469	122,355
FEP	36	80	29	2,416
FST	45	55	25	2,082
SFB	192	80	154	12,827
<b>TOTALS</b>	<b>1,742</b>		<b>1,677</b>	<b>139,680</b>

75028 EDWARDS RD, YULEE

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/731	6/01/2023	WD Q	Q	I	01	360,000
GRANTOR: SMIT ROBIN & LAURA MA						
2115/0722	3/31/2017	WD Q	Q	I	01	185,500
GRANTOR: FKR INC						
GRANTEE: SMIT ROBIN & LAURA						

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	0810	CONCRETE A	0 100	60 30	1,800.00	SF	6.50	6.50	100	1987	1987	3	54.5	6,377	
2	0940	SHEDS/PORT	0 100	24 12	288.00	SF	30.00	30.00	100	1994	1994	3	20	1,728	
4	0510	GARAGE WD-	0 100	24 12	288.00	SF	35.00	35.00	100	1997	1997	3	26	2,621	
6	0812	CONCRETE C	0 100	0 0	2,241.00	SF	4.00	4.00	100	2002	2002	3	83	7,440	

BUILDING NOTES	

BUILDING DIMENSIONS	
FST=[YR=1993] W5 BAS=[YR=1993] N2 W13 S2 W38 S24 E20	
SFB=[YR=2019] E12 S14 E6 N20 W18 S6\$ N6 E18 S20 E18 N26	
FEP=[YR=2000] E6 N6 W6 S6\$ N3 W5 N9\$ S9 E5 N9\$.	

LAND DESCRIPTION																		TOTAL OB/XF										18,166					
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	1.00	AC		1.00	1.00	1.00	70,000.00	70,000.00	70,000																