LOT 25
IN OR 736/870 & OR 926/1660
(EX OR 2272/509)

BRYANT DENNIS NORMAN
75046 EDWARDS ROAD
YULEE, FL 32097

2023

13-2N-26-4200-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

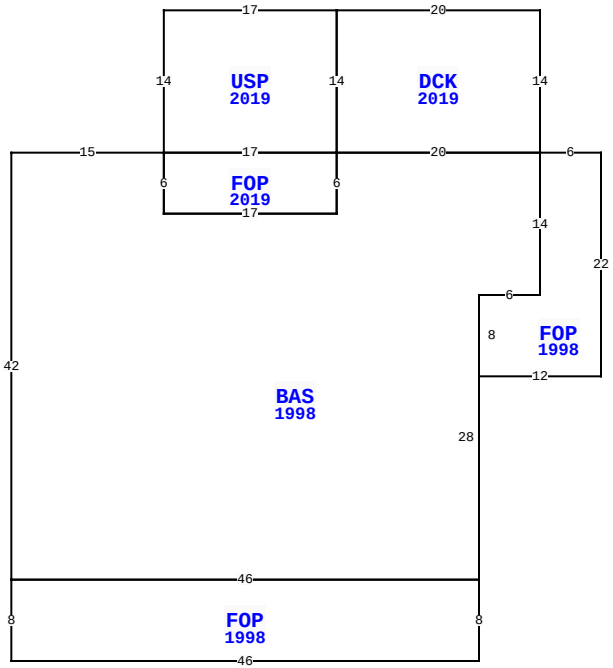
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,914	100	1,914	189,840
DCK	280	10	28	2,777
FOP	180	30	54	5,356
FOP	368	30	110	10,910
FOP	102	30	31	3,075
USP	238	30	71	7,043
TOTALS	3,082		2,208	219,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,208	119.4620	107.81	238,044	1998	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1914 HX Base Yr 1999



75046 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		226,353
TOTAL MARKET OB/XF VALUE		2,742
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		299,095
SOH/AGL Deduction		158,182
ASSESSED VALUE		140,913
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,913
TOTAL JUST VALUE		299,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007959	REPAIR/RRF	0	12/01/2017
M972493	H/AC	0	07/01/1997
973740	NEW CONSTR	80,000	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0926/1660	4/03/2000	QC	U	I	07	100
GRANTOR: FINLEY MARY JANE						
GRANTEE: BRYANT DENNIS NORMA						
0736/0870	8/14/1995	WD	Q	I		27,000
GRANTOR: FINLEY ROBERT C						
GRANTEE: BRYANT DENNIS NORMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=-6,0] W20 S6 W17 N6 W15 S42 E46 N28 E6 N14 $
FOP=[YR=1998;ORIG=-58,42] S8 E46 N8 W46 $
DCK=[YR=2019;ORIG=-6,0] N14 W20 S14 E20 $
USP=[YR=2019;ORIG=-26,-14] W17 S14 E17 N14 $
FOP=[YR=1998;ORIG=0,0] W6 S14 W6 S8 E12 N22 $
FOP=[YR=2019;ORIG=-43,0] S6 E17 N6 W17 $
.

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	0803	ASPHALT C	0	100	0	0	2,285.00	SF	2.00	2.00	100	2006	2006	3	60	2,742	

LAND DESCRIPTION

TOTAL OB/XF 2,742

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	0006	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 10/04/2019 BY KB Total Acres: 1.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

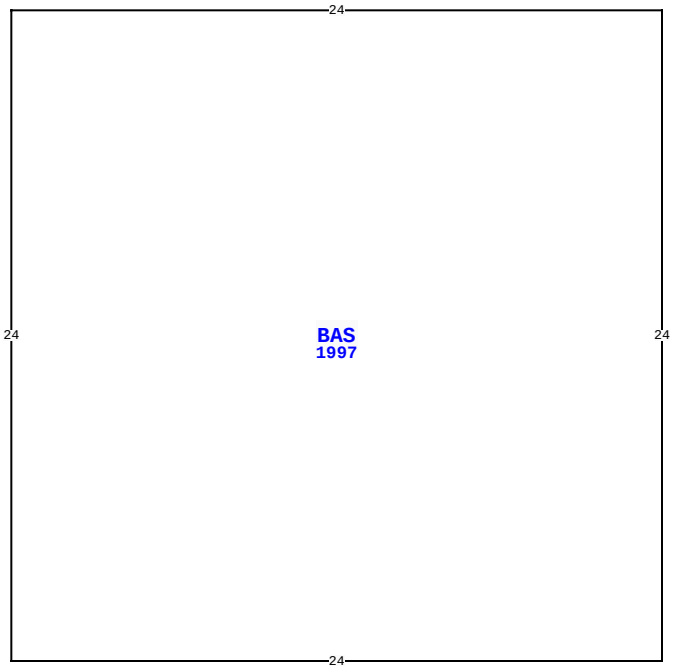
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	7,353
TOTALS	576		576	7,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	56.1000	19.64	11,313	1995	2000	0	0	0	35.00	65.00

2 GARAGE RES – 100% - 1999 Heated Area: 576 HX Base Yr 1999



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0736/0870	8/14/1995	WD	Q	I		27,000
GRANTOR: FINLEY ROBERT C						
GRANTEE: BRYANT DENNIS NORMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 S24 E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/04/2019 BY KB Total Acres: 1.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS