

SHIFFLETT RICHARD JR
75072 EDWARDS RD
YULEE, FL 32097

2023

9 780027 000000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 100										0100 01 2,115 120.9271 109.14 230,831 1985 1993 0 0 0 14.25 85.75										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2022 Heated Area: 2048 HX Base Yr 2022										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 197,938									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 4,380									
Interior Floo 14 CARPET 90																				TOTAL LAND VALUE - MARKET 155,400									
Interior Floo 15 HARDTILE 10																				TOTAL MARKET VALUE 357,718									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 24,874									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 332,844									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2.5 100																				BASE TAXABLE VALUE 282,844									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 357,718									
Stories 2. 2. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 323,150									
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																													
BAL 192 15 29 2,714																													
BAS 1,216 100 1,216 113,802																													
FUS 832 100 832 77,864																													
UOP 192 20 38 3,556																													
TOTALS 2,432 2,115 197,938																													
EXTRA FEATURES										75072 EDWARDS RD, YULEE																			
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																													
2 1242 WD DECK A 0 100 0 0 140.00 SF 13.50 13.50 100 1998 1998 3 20 378																													
3 1242 WD DECK A 0 100 0 0 87.00 SF 13.50 13.50 100 1998 1998 3 20 235																													
4 0940 SHEDS/PORT 0 100 16 24 384.00 SF 18.30 18.30 100 2000 2000 3 20 1,405																													
5 0351 CARPORT MT 0 100 22 12 264.00 SF 6.60 6.60 100 2000 2000 3 20 348																													
6 0940 SHEDS/PORT 0 100 24 14 336.00 SF 18.30 18.30 100 2000 2000 3 20 1,230																													
7 1242 WD DECK A 0 100 0 0 392.00 SF 10.00 10.00 100 2000 2000 3 20 784																													
LAND DESCRIPTION										TOTAL OB/XF 4,380																			
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																													
1 000100 C SFR 100 RS-1 0.00 0.00 2.22 AC 1.00 1.00 1.00 70,000.00 70,000.00 155,400																													
REVIEW DATE 02/03/2020 BY KBA										Total Acres: 2.22 Total Land Value: 155,400 Market: 0 Agricultural: 0 Common: 155,400										PRINTED 08/02/2023 BY SYS									