LOT 29
NASSAU LANDING PB 4/84 & 85

WILLIAMS JEFFREY P & SORAYA H
75086 EDWARD ROAD
YULEE, FL 32097

2023

13-2N-26-4200-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

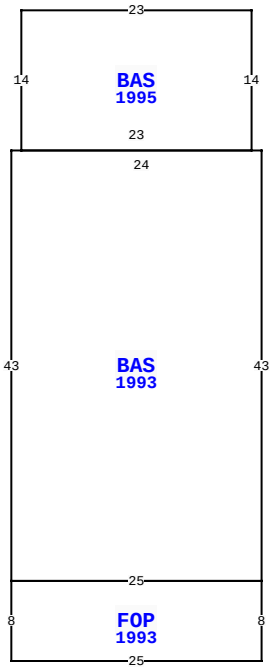
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100	1,075	110,709
BAS	322	100	322	33,162
FOP	200	30	60	6,179
TOTALS	1,597		1,457	150,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,457	127.8570	115.39	168,123	1910	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 0% - 0 Heated Area: 1397 HX Base Yr



75086 EDWARDS RD, YULEE

BLD DATE	03/14/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	150,050
TOTAL MARKET OB/XF VALUE	4,226
TOTAL LAND VALUE - MARKET	75,600
TOTAL MARKET VALUE	229,876
SOH/AGL Deduction	64,978
ASSESSED VALUE	164,898
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,898
TOTAL JUST VALUE	229,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25626	REMODEL	5,750	02/01/2012
95-2150	CHNGE SRVC	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2259/0840	2/22/2019	WD	Q	I	01	183,000
GRANTOR: TOOLE ELIZABETH						
GRANTEE: WILLIAMS JEFFREY P						
2259/0840	2/22/2019	WD	Q	I	01	183,000
GRANTOR: BIDDLE PAULA ELIZABET						
GRANTEE: WILLIAMS JEFFREY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W23 S14 BAS=[YR=1993] W1 S43 FOP=[YR=1993] S8 E25 N8 W25$ E25 N43 W24$ E23 N14$.

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	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1995	1995	3	24	3,360	
3	0940	SHEDS/PORT	0	0	20	6	120.00	SF	30.00	30.00	100	1995	1995	3	20	720	
5	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	2000	2000	3	80	146	

LAND DESCRIPTION

TOTAL OB/XF 4,226

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	0	0006	RS-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	70,000.00	70,000.00	75,600							

REVIEW DATE 02/03/2020 BY KBA Total Acres: 1.08 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 08/02/2023 BY SYS