

BRAND RICHARD J & DEBRA A L/E/
75096 EDWARDS RD
YULEE, FL 32097

13-2N-26-4200-0030-0000

[illegible]

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YULEE, FL 32097

13-2N-26-4200-0030-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03MOD METAL 100 GABLE/HIP 100

RooF Cover Interior WallInterior FlooAir ConditionHeating TypeBedroomsBathroomsFrame StoriesUnitsOccupancy

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

AQUALITY LEVELSINGLE FAMILYMKT AREA05

TOTALSBAS75096 EDWARDS RD, YULEE

EXTRA FEATURES

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDUNIT TYPEADTDPH TFACT% CONDTOT ADJTUNIT PRICELAND VALUETOTAL OB/XFTOTAL LAND VALUE

REVIEW DATE03/29/2019BYKBTotal Acres: 1.00Total Land Value: 70,000Market: 0Agricultural: 0Common: 70,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

65000196061.560021.5520,68820172017005.0095.00

2 GARAGE RES - 100% - 2018Heated Area: 960HX Base Yr 2018

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE267,425TOTAL MARKET OB/XF VALUE42,337TOTAL LAND VALUE - MARKET70,000TOTAL MARKET VALUE379,762SOH/AGL Deduction177,799ASSESSED VALUE201,963TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE151,963TOTAL JUST VALUE379,762NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE307,124

SUBAREA MARKET VALUE

SALES DATA

OFF RECORD NumberDATEINSTTYPEQUVIRSN CD SALE PRICE

2236/143111/08/2018LEUII11100GRANTOR: BRAND RICHARD J & DEBGRANTEE: BRAND RICHARD J & D2097/11651/27/2017SWUII12215,000GRANTOR: FIRST FEDERAL BANK OF GRANTEES: BRAND RICHARD J & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S40 E24 N40\$.