

LOTS 12,13,14 & 15-A
IN OR 2389/661
SUB OF GOVT LOT 9 IN

LESTER JOHN P & KIM K
75241 EDWARDS ROAD
YULEE, FL 32097

2023

14-2N-26-4280-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100

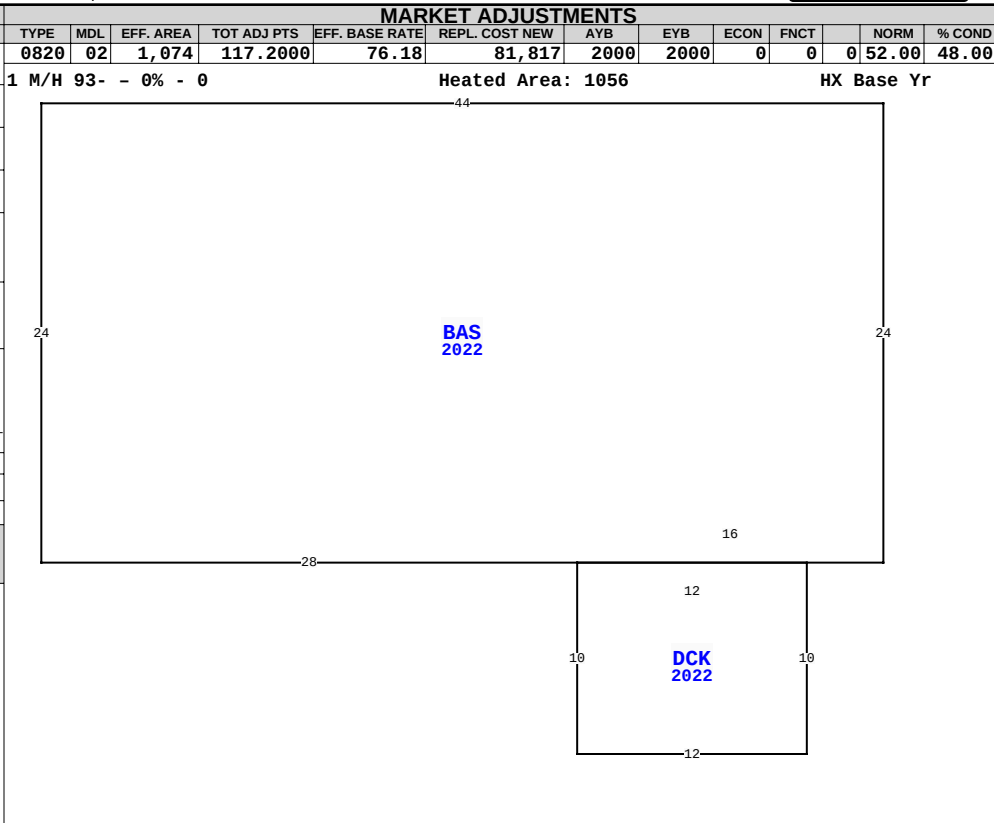
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	38,614
DCK	120	15	18	658

TOTALS	1,176		1,074	39,272
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0680	POLE SHED	0	0	26	67		1,742.00 SF 8.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	0		RM	190.00	245.00	190.00



75241 EDWARDS RD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								39,272	
TOTAL MARKET OB/XF VALUE								2,787	
TOTAL LAND VALUE - MARKET								133,000	
TOTAL MARKET VALUE								175,059	
SOH/AGL Deduction								0	
ASSESSED VALUE								175,059	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								175,059	
TOTAL JUST VALUE								175,059	
NCON VALUE								39,272	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								153,170	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982500	MH MOVE-ON	0	12/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2389/0661	8/31/2020	QC	U	I	11	100			
GRANTOR: TANNER CHARLIE F & BE									
GRANTEE: LESTER JOHN P & KIM									
2257/1804	2/27/2019	QC	U	I	11	100			
GRANTOR: PIERSON JAMES A									
GRANTEE: TANNER CHARLIE F &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W44 S24 E28 DCK=[YR=2022] S10 E12 N10 W12\$ E16 N24\$.									