IN OR 1552/901 (EX 2-21)
SUB OF GOVT LOT 9 UNR

DOWLING JEAN/DOWLING LINDA
75162 EDWARDS ROAD
YULEE, FL 32097

2023

14-2N-26-4280-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

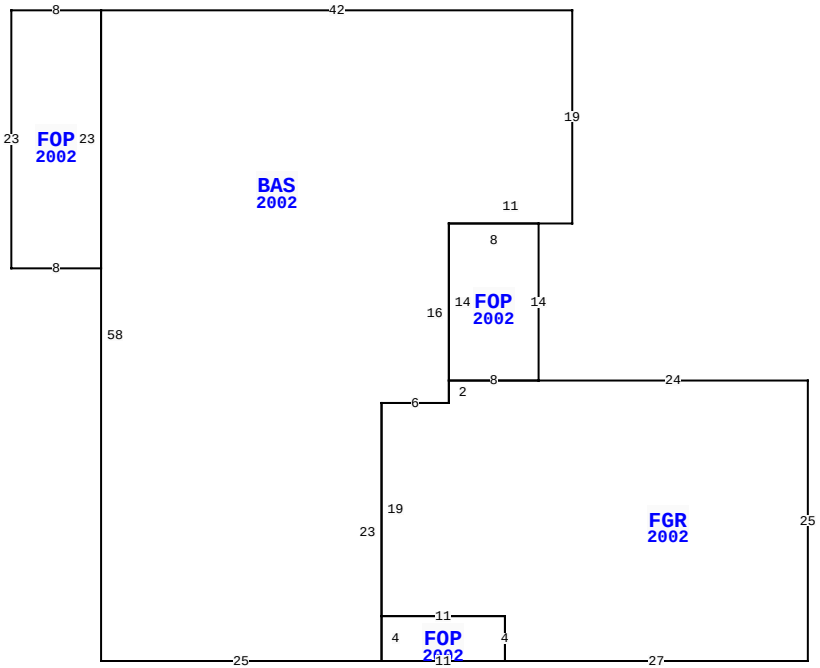
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100	1,869	150,445
FGR	894	55	492	39,603
FOP	44	30	13	1,046
FOP	112	30	34	2,737
FOP	184	30	55	4,428
TOTALS	3,103		2,463	198,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,463	104.9280	94.70	233,246	2002	2002	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 1988 Heated Area: 1869 HX Base Yr 1988



75162 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,259
TOTAL MARKET OB/XF VALUE		12,042
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		315,301
SOH/AGL Deduction		172,102
ASSESSED VALUE		143,199
TOTAL EXEMPTION VALUE	HX HB SL	143,199
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		315,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029507	NEW CONSTR	154,076	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/0901	2/25/2008	DG	U	I	01	100
GRANTOR: DOWLING JOSEPHINE ETA						
GRANTEE: DOWLING JEAN ETAL						
0937/1462	6/23/2000	WD	Q	I		27,000
GRANTOR: TRIPP WESLEY C & RUTH						
GRANTEE: DOWLING JOSEPHINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W42 FOP=[YR=2002] W8 S23 E8 N23$ S58 E25 FOP=[YR=2002] E11 FGR=[YR=2002] E27 N25 W24 FOP=[YR=2002] N14 W8 S14 E8$ W8 S2 W6 S19 E11 S4$ N4 W11 S4$ N23 E6 N16 E11 N19$.

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	0812	CONCRETE C	0	100	0	0	1,996.00	SF	4.00	4.00	100	2002	2002	3	83	6,627	
2	0812	CONCRETE C	0	100	0	0	1,556.00	SF	4.00	4.00	100	2005	2005	3	87	5,415	

LAND DESCRIPTION

TOTAL OB/XF 12,042

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	000115	C	SFR ACRES	100	0006	RM	0.00	0.00	1.50	AC		1.00	1.00	1.00	70,000.00	70,000.00	105,000							

REVIEW DATE 09/24/2018 BY KBA Total Acres: 1.50 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS