LOT 17
IN OR 2362/314
SUB OF GOVT LOT 9 UNR

FOWLER ASHLEY CAMPBELL
75261 EDWARDS RD
YULEE, FL 32097

2023

14-2N-26-4280-0002-0030

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

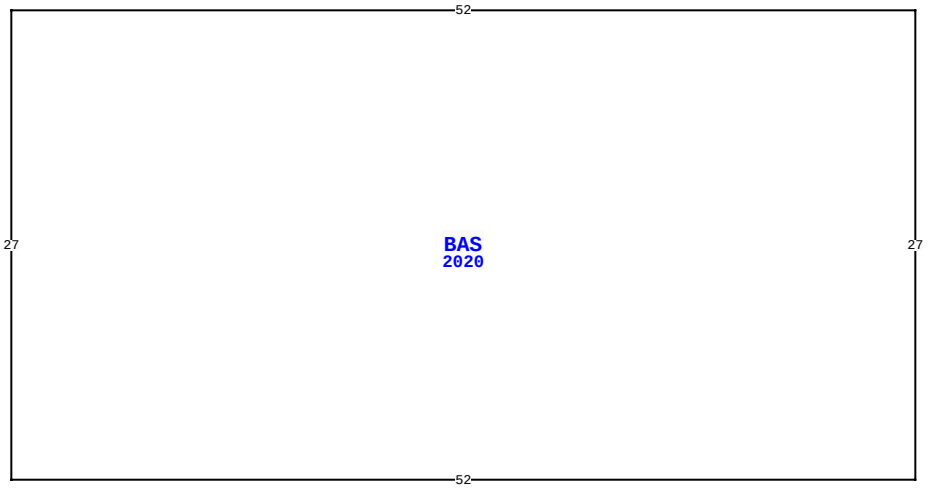
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	110,762
TOTALS	1,404		1,404	110,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	115.0000	80.50	113,022	2020	2020	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2021 Heated Area: 1404 HX Base Yr 2021



75261 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		110,762
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		164,262
SOH/AGL Deduction		27,352
ASSESSED VALUE		136,910
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,910
TOTAL JUST VALUE		164,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005315	CO ISSUED	0	08/17/2020
20005315	MH MOVE-ON	0	06/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0314	5/18/2020	WD	Q	I	01	65,000
GRANTOR: KD VISIONARY LLC						
GRANTEE: FOWLER ASHLEY CAMPB						
2362/0310	4/14/2020	QC	U	I	11	100
GRANTOR: KERN JOHN C						
GRANTEE: KD VISIONARY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S27 E52 N27$.

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	0300	BOAT DCK W	0	100	5	25	125.00	SF	40.00	40.00	100	1980	1980	3	20	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	000116	C	SFR MARSH	100		RM	75.00	239.00	75.00	FF		1.00	1.00	1.00	700.00	700.00	52,500							

REVIEW DATE 10/22/2020 BY KB Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS