SUB LOT 71 & PARCEL 2-5
IN OR 2266/1831
SUB OF GOVT LOT 9 UNR

WATERS LLOYD/WATERS BRIAN ET AL
75324 EDWARDS RD
YULEE, FL 32097

2023

14-2N-26-4280-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

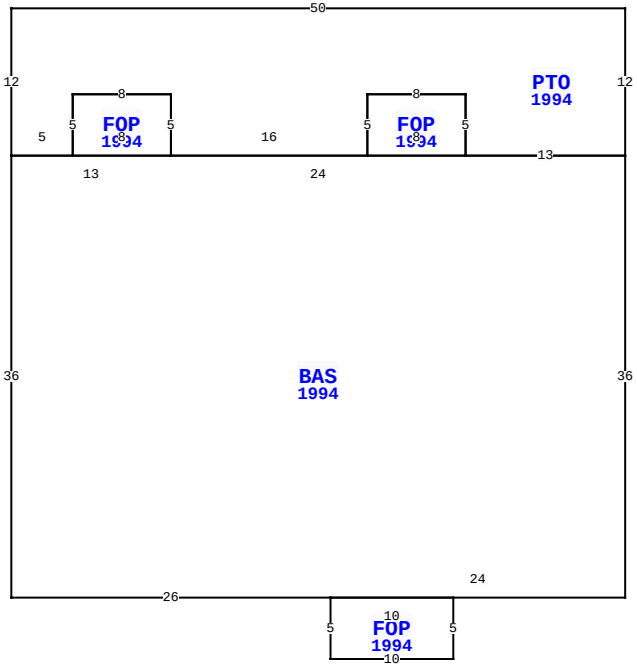
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,800	100	1,800	147,865
FOP	40	30	12	986
FOP	40	30	12	986
FOP	50	30	15	1,232
PTO	520	5	26	2,136
TOTALS	2,450		1,865	153,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,865	105.8400	95.52	178,145	1994	1994	0	0	0	14.00	86.00

1 SINGLE FAM – 67% - 2023 Heated Area: 1800 HX Base Yr 2023



75324 EDWARDS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,205
TOTAL MARKET OB/XF VALUE		5,347
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		284,552
SOH/AGL Deduction		0
ASSESSED VALUE		284,552
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		234,552
TOTAL JUST VALUE		284,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00723	NEW CONSTR	95,674	01/01/1994
5276	NEW CONSTR	21,250	11/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/1831	3/21/2019	LE	U	I	11	100
GRANTOR: SHIFERDEK FREDERICK M						
GRANTEE: WATER LLOYD & BRIAN						
0447/0795	3/01/1985	WD	U	V		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W50 S12 BAS=[YR=1994] S36 E26 FOP=[YR=1994] S5 E10 N5 W10 $ E24 N36 W13 FOP=[YR=1994] N5 W8 S5 E8 $ W24 FOP=[YR=1994] N5 W8 S5 E8 $ W13 $ E5 N5 E8 S5 E16 N5 E8 S5 E13 N12 $.

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	0940	SHEDS/PORT	0	67	10	8	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
2	0681	POLE SHED	0	67	10	8	2,500.00	SF	10.05	10.05	100	1980	1980	3	20	5,025	

LAND DESCRIPTION

TOTAL OB/XF 5,347

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	67	0006	RM	0.00	0.00	4.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	126,000							

REVIEW DATE 09/24/2018 BY KBA Total Acres: 4.20 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 08/02/2023 BY SYS