

TESTON JAMES D & EULA MAE
75252 EDWARDS ROAD
YULEE, FL 32097

14-2N-26-4280-0002-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	20	FACE BRICK 90	0100	01	1,880	104.5660	94.37	177,416	1980	1985		0	0	25.37	74.63	Tax Group: 4	Tax Dist:												
Exterior Wall	05	AVERAGE 10	1 SINGLE FAM - 100% - 1974										Heated Area: 1820					HX Base Yr 1974											
Roof Structur	03	GABLE/HIP 100	26 26 39 20 10 20 13 13 22 22 37 22 22 26 10 20 BAS 1993 BAS 1998 FOP 1993										BUILDING MARKET VALUE					132,406											
Roof Cover	12	MODULAR MT 100											TOTAL MARKET OB/XF VALUE					38,500											
Interior Wall	04	PLYWOOD 100											TOTAL LAND VALUE - MARKET					154,500											
Interior Floo	14	CARPET 80											TOTAL MARKET VALUE					325,406											
Interior Floo	08	SHT VINYL 20											SOH/AGL Deduction					193,116											
Air Condition	03	CENTRAL 100											ASSESSED VALUE					132,290											
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB 50,000											
Bedrooms		3 100											BASE TAXABLE VALUE					82,290											
Bathrooms		1.5 100											TOTAL JUST VALUE					325,406											
Frame	02	WOOD FRAME 100											NCON VALUE					0											
Stories	1.	1. 100	INCOME VALUE																										
Units		0 100	PREVIOUS YEAR MKT VALUE					284,649																					
BUD8 Adjustme	04	DIST 01 100																											
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	1,534	100	1,534	108,037																									
BAS	286	100	286	20,143																									
FOP	200	30	60	4,226																									
TOTALS		2,020		1,880	132,406																								
EXTRA FEATURES										75252 EDWARDS RD, YULEE																			
L N	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	100	12	14	168.00	SF	20.10	20.10	100	1970	1970	3	20	675													
2	0940	SHEDS/PORT	0	100	14	38	532.00	SF	20.10	20.10	100	1971	1971	3	20	2,139													
3	0810	CONCRETE A	0	100	0	0	388.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,248													
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715													
5	0810	CONCRETE A	0	100	0	0	678.00	SF	6.50	6.50	100	1999	1999	3	79	3,482													
6	0940	SHEDS/PORT	0	100	10	24	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440													
7	0510	GARAGE WD-	0	100	12	24	288.00	SF	35.00	35.00	100	1988	1988	3	20	2,016													
8	0351	CARPORT MT	0	100	24	24	576.00	SF	3.00	3.00	100	2001	2001	3	20	346													
9	0200	BARN WD 0-	0	100	24	36	864.00	SF	12.00	12.00	100	1990	1990	3	20	2,074													
10	0351	CARPORT MT	0	100	11	42	462.00	SF	5.90	5.90	100	2001	2001	3	20	545													
LAND DESCRIPTION										TOTAL OB/XF 15,680																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	3.09	AC		1.00	1.00	1.00	50,000.00	50,000.00	154,500												
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