

SUB LOT 32
IN OR 2621/1561
SUB OF GOVT LOT 9 UNR

NELSON CHARLES G & SUSAN B L/E/
75346 EDWARDS ROAD
YULEE, FL 32097

2023

14-2N-26-4280-0012-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	05	AVERAGE 100	0100	01	1,841	100.0000	90.25	166,150	1962	1980	0	0	0	17.75	82.25	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1986													Heated Area: 1630										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1986										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 80																								
Interior Floo	08	SHT VINYL 20																								
Air Condition	02	WINDOW 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units		0 100																								
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																						
BAL	144	15	22	1,633																						
BAS	874	100	874	64,878																						
BAS	360	100	360	26,723																						
FOP	24	30	7	520																						
FUS	396	100	396	29,395																						
UDU	220	55	121	8,982																						
UOP	144	20	29	2,152																						
UOP	160	20	32	2,375																						
TOTALS			2,322	1,841	136,658																					
EXTRA FEATURES			75346 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	8	10	80.00	SF	30.00	30.00	100	1982	1982	3	20	480											
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835											
3	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	1990	1990	3	20	480											
4	0920	CWALL-WD/M	0 100	0	0	97.00	LF	390.00	390.00	100	1990	1990	3	20	7,566											
5	0812	CONCRETE C	0 100	0	0	1,456.00	SF	4.00	4.00	100	1997	1997	3	75	4,368											
6	1242	WD DECK A	0 100	0	0	150.00	SF	10.00	10.00	100	1997	1997	3	20	300											
7	0812	CONCRETE C	0 100	0	0	1,180.00	SF	4.00	4.00	100	1999	1999	3	79	3,729											
8	0351	CARPORT MT	0 100	24	22	528.00	SF	8.50	8.50	100	1999	1999	3	20	898											
9	0300	BOAT DCK W	0 100	6	12	72.00	SF	40.00	40.00	100	2014	2014	3	78	2,246											
10	0300	BOAT DCK W	0 100	6	17	102.00	SF	40.00	40.00	100	2014	2014	3	78	3,182											
TOTAL OB/XF 26,084																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000130	C	SFR WATER	100		RM	93.00	240.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000									
REVIEW DATE 09/24/2018 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																										