

SUB LOTS 26 & 27 (PARS 16 & 17
IN OR 560/326 & 329 EX 16-1
R568096 & R568097

KURLIN THOMAS M & LAURIE A L/E/
75293 EDWARDS ROAD
YULEE, FL 32097

2023

14-2N-26-4280-0016-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floop	14	CARPET 100		
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		
BUD8 Adjustme	04	DIST 01 100		
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	1,277	100	1,277	29,135
FEP	864	85	734	16,746
FSP	380	60	228	5,202
UOP	240	25	60	1,369
TOTALS	2,761		2,299	52,452

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,299	117.0000	76.05	174,839	1967	1980	0	0	70.00	30.00
1 M/H 93- - 100% - 1992 Heated Area: 2011 HX Base Yr 1992											

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

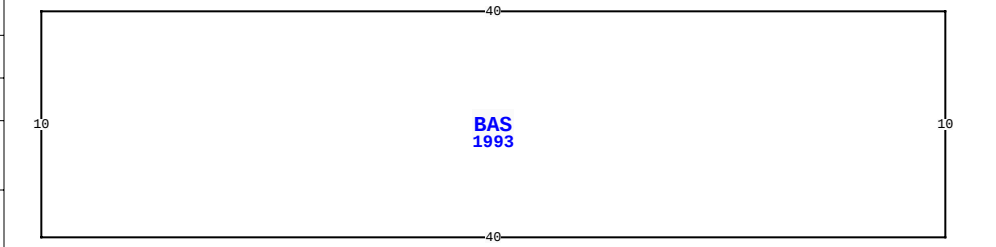
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	7,332
TOTALS	400		400	7,332

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0920	CWALL -WD/M	0	100	0	0	100.00	LF	390.00
12	0812	CONCRETE C	0	100	0	0	2,826.00	SF	4.00
13	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00
14	1242	WD DECK A	0	100	10	7	70.00	SF	10.00
15	1242	WD DECK A	0	100	8	4	32.00	SF	10.00
16	0311	WD GANG WY	0	100	16	4	64.00	SF	45.00
17	0303	FLT DOCK W	0	100	13	7	91.00	SF	26.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	400	94.0000	61.10	24,440	1966	1966	0	0	70.00	30.00
2 M/H 93- - 0% - 1992											
Heated Area: 400											
HX Base Yr 1992											



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

TOTAL OB/XF											
17,768											

TOTAL OB/XF											
17,768											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			59,784
TOTAL MARKET OB/XF VALUE			29,446
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			199,230
SOH/AGL Deduction			68,354
ASSESSED VALUE			130,876
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			80,876
TOTAL JUST VALUE			199,230
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2406/0163	10/28/2020	QC	U	I	11	100	
GRANTOR: KURLIN THOMAS MITCHEL							
GRANTEE: KURLIN JONATHAN P &							
0560/0329	1/04/1989	WD	Q	I		60,000	
GRANTOR: TAYLOR DENNY O							
GRANTEE: KURLIN THOMAS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W40 S10 E40 N10 \$.									