SUBLOT N1/2 OF 24 &
S50 FT OF SUB LOT 25
SUB ON GOVT LOT 9 UNR

HOPPER CLEVE II
75273 EDWARDS RD
YULEE, FL 32097

2023

14-2N-26-4280-0018-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

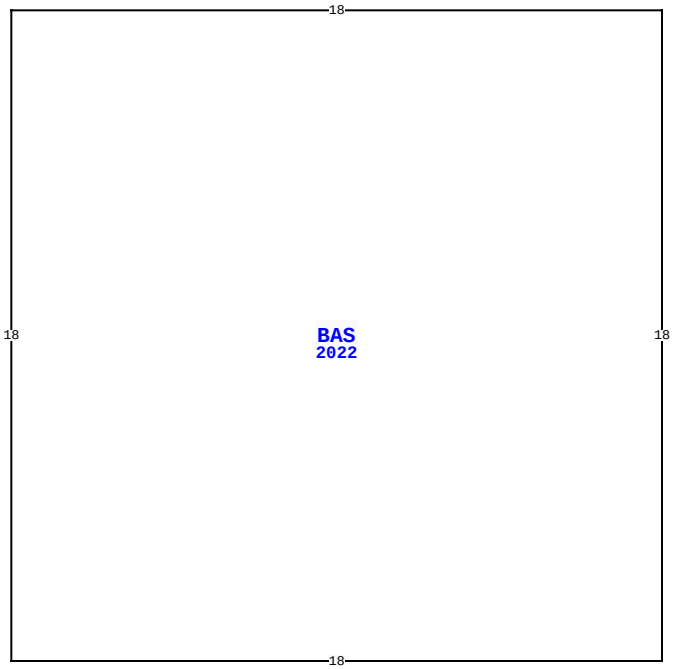
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100	324	4,615
TOTALS	324		324	4,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	324	55.0000	19.25	6,237	2004	2004	0	0	0	26.00	74.00

2 GARAGE RES – 0% - 2023 Heated Area: 324 HX Base Yr



75273 EDWARDS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,615
TOTAL MARKET OB/XF VALUE	15,379
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	129,994
SOH/AGL Deduction	0
ASSESSED VALUE	129,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,994
TOTAL JUST VALUE	129,994
NCON VALUE	4,615
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2217835	NEW CONSTR	215,034	12/05/2022
B2218022	SWIM POOL	0	12/05/2022
B0413286	GARAGE	23,925	07/01/2004
8585	MH MOVE-ON	4,000	06/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0910	2/28/2022	WD	Q	I	01	185,000
GRANTOR: MORRISON JEFFERSON J						
GRANTEE: HOPPER CLEVE II						
1066/1011	7/03/2002	WD	U	I	01	17,400
GRANTOR: MORRISON JEFFERSON J						
GRANTEE: MORRISON ROSEMARY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S18 E18 N18$.

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
8	0300	BOAT DCK W	0	0	16	12	192.00	SF	40.00	40.00	100	2005	2005	3	44	3,379	
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
10	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,379

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	000130	C	SFR WATER	0		RM	130.00	180.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 12/27/2022 BY KW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS