

SUB LOT S1/2 OF 24
IN OR 1895/397
SUB OF GOVT LOT 9 UNR

RAULERSON JAMES AARON/STEPHENSON MERLIN KEITH
75271 EDWARDS RD
YULEE, FL 32097

2023

14-2N-26-4280-0020-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	19	COMMON BRK 100								0100	01	892	132.8400	119.89	106,942	1958	1958	0	0	0	42.00	58.00																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0										Heated Area: 865										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								UOP 1993 BAS 1993																													
Interior Wall	04	PLYWOOD 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		1 100																																					
Bathrooms		1 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 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																																			
BAS	865	100	865	60,149																																			
UOP	136	20	27	1,877																																			
TOTALS		1,001	892	62,026																																			
EXTRA FEATURES		75271 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	0300	BOAT DCK W	0	0	0	0	520.00	SF	40.00	40.00	100	1990	1990	3	20	4,160																							
2	0940	SHEDS/PORT	0	0	0	0	100.00	SF	30.00	30.00	100	1980	1980	3	20	600																							
3	0940	SHEDS/PORT	0	0	18	6	108.00	SF	20.10	20.10	100	1980	1980	3	20	434																							
LAND DESCRIPTION		TOTAL OB/XF 5,194																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	RM	75.00	185.00	1.00	LT		1.00	1.00	0.40	110,000.00	44,000.00	44,000																						
REVIEW DATE 09/24/2018 BY KBA Total Acres: 0.00 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 08/02/2023 BY SYS																																							