SUB-LOT 6 & E1/2 SUB-LOT 40
IN OR 1329/857
SUB OF GOVT LOT 9 UNR

LOWRY THOMAS &/CALFEE DIANNA
75179 EDWARDS ROAD
YULEE, FL 32097-7254

2023

14-2N-26-4280-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

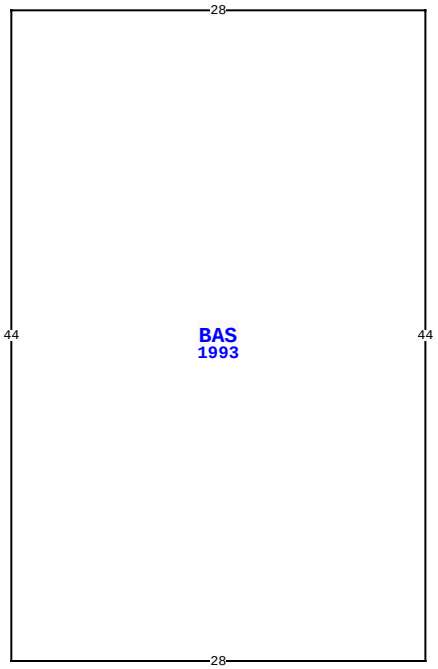
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	26	AL SIDING 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1,232	100	1,232	76,943
TOTALS	1,232		1,232	76,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,232	84.9060	76.63	94,408	1958	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 0% - 0 Heated Area: 1232 HX Base Yr



75175 EDWARDS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,943
TOTAL MARKET OB/XF VALUE	3,689
TOTAL LAND VALUE - MARKET	44,520
TOTAL MARKET VALUE	125,152
SOH/AGL Deduction	16,693
ASSESSED VALUE	108,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,459
TOTAL JUST VALUE	125,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0857	6/29/2005	WD	U	I	16	200,000
GRANTOR: WINGATE OVID JUNIOR &						
GRANTEE: LOWRY THOMAS & DIAN						
0757/1207	4/22/1996	WD	U	I	18	100
GRANTOR: MIZELL PANSY L L/E						
GRANTEE: WINGATE OVID JUNIOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S44 E28 N44$.

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
2	0810	CONCRETE A	0	0	0	0	168.00	SF	6.50	6.50	100	1980	1980	3	35	382	
4	0350	CARPORT WD	0	0	24	13	312.00	SF	13.00	13.00	100	1987	1987	3	20	811	
5	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	1980	1980	3	20	960	
6	0300	BOAT DCK W	0	0	6	12	192.00	SF	40.00	40.00	100	1988	1988	3	20	1,536	

LAND DESCRIPTION

TOTAL OB/XF 3,689

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	000116	C	SFR MARSH	0	0006	RM	100.00	257.00	100.00	FF		1.00	1.00	0.64	700.00	445.20	44,520							

REVIEW DATE 09/24/2018 BY KBA Total Acres: 0.00 Total Land Value: 44,520 Market: 0 Agricultural: 0 Common: 44,520 PRINTED 08/02/2023 BY SYS