SUB LOT 4 & 5
IN OR 2018/473 & OR 2018/755
SUB OF GOVT LOT 9 UNR

JONES BRENDA L
75169 EDWARDS RD
YULEE, FL 32097

**2023**

**14-2N-26-4280-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

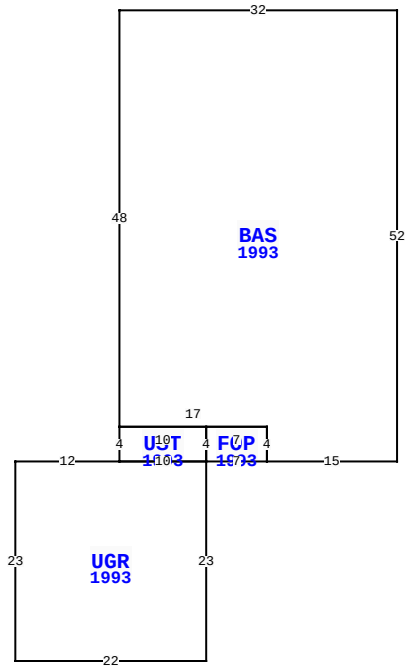
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 03 | CONC FINSH 50 |
| Interior Floo | 05 | ASPH TILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,596 | 100 | 1,596 | 117,748 |
| FOP | 28 | 30 | 8 | 590 |
| UGR | 506 | 45 | 228 | 16,821 |
| UST | 40 | 45 | 18 | 1,328 |
| TOTALS | 2,170 | | 1,850 | 136,487 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,850 | 102.5000 | 92.51 | 171,144 | 1956 | 1970 | 0 | 0 | 0 | 20.25 | 79.75 |

1 SINGLE FAM – 100% - 0 Heated Area: 1596 HX Base Yr




75169 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 | | 136,487 |
| TOTAL MARKET OB/XF VALUE | | 1,568 |
| TOTAL LAND VALUE - MARKET | | 44,100 |
| TOTAL MARKET VALUE | | 182,155 |
| SOH/AGL Deduction | | 104,016 |
| ASSESSED VALUE | | 78,139 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 28,139 |
| TOTAL JUST VALUE | | 182,155 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 152,619 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2018/0755 | 12/08/2015 | QC | U | I | 11 | 100 |
| GRANTOR: JONES OSCAR FRANKLIN | | | | | | |
| GRANTEE: JONES BRENDA L | | | | | | |
| 2018/0473 | 12/08/2015 | QC | U | I | 11 | 100 |
| GRANTOR: JONES OSCAR FRANKLIN | | | | | | |
| GRANTEE: JONES BRENDA L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W32 S48 UST=[YR=1993] S4 UGR=[YR=1993] W12 S23 E22 N23 FOP=[YR=1993] E7 N4 W7 S4$ W10$ E10 N4 W10$E17 S4 E15 N52$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 196.00 | SF | 40.00 | 40.00 | 100 | 1980 | 1980 | 3 | 20 | 1,568 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,568

| 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 | 100 | | RM | 100.00 | 251.00 | 100.00 | FF | | 1.00 | 1.00 | 0.63 | 700.00 | 441.00 | 44,100 | | | | | | | |

REVIEW DATE 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/02/2023 BY SYS