SUB LOTS 2 & 3
IN OR 2592/1325
SUB OF GOVT LOT 9 UNR

MCCLURE MICHAEL G & CINDY J
75161 EDWARDS RD
YULEE, FL 32097

2023

14-2N-26-4280-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

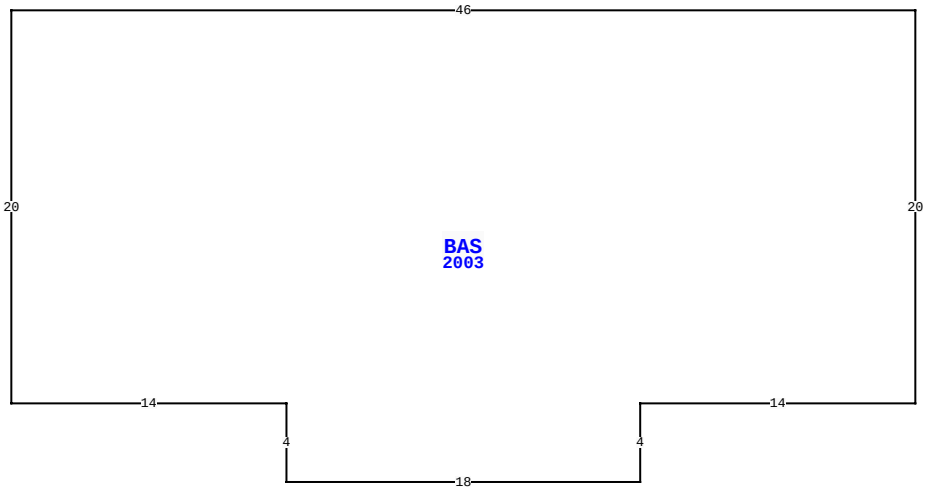
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	992	100	992	24,841
TOTALS	992		992	24,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	992	99.3600	34.78	34,502	2003	2003	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2019 Heated Area: 992 HX Base Yr 2019



75161 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		87,946
TOTAL MARKET OB/XF VALUE		6,148
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		172,844
SOH/AGL Deduction		44,484
ASSESSED VALUE		128,360
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,360
TOTAL JUST VALUE		172,844
NCON VALUE		5,208
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,363

BLDG:3:3: RP: 12763539
BLDG:3:1: SW/MH ID: N113394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301887	NEW CONSTR	492,534	02/13/2023
E2210685	CHNGE SRVC	0	11/22/2022
17003073	CO ISSUED	0	04/10/2017
MH171995	MH MOVE-ON	0	03/13/2017
B1428906	DEMOLITION	3,000	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/1325	9/09/2022	QC	U	I	11	100
GRANTOR: MCCLURE CINDY J						
GRANTEE: MCCLURE MICHAEL G &						
1908/0059	3/18/2014	WD	Q	I	01	110,000
GRANTOR: CUNINGHAME WILDA LEE						
GRANTEE: MCCLURE CINDY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W46 S20 E14 S4 E18 N4 E14 N20 $.

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
6	0810	CONCRETE A	0	100	0	0	413.00	SF	6.50	6.50	100	1980	1980	3	35	940	
7	1242	WD DECK A	2	100	28	20	560.00	SF	10.00	10.00	100	2023	2020		93	5,208	

LAND DESCRIPTION

TOTAL OB/XF 6,148

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	150.00	0.00	150.00	FF		1.00	1.00	0.75	700.00	525.00	78,750							

REVIEW DATE 06/29/2023 BY KW Total Acres: 0.00 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	03	Quality Level 03

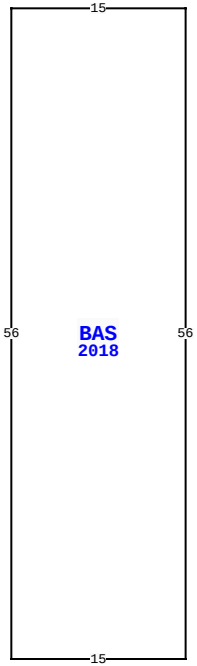
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	63,105
TOTALS	840		840	63,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	115.4000	80.78	67,855	2017	2017	0	0	0	7.00	93.00

3 M/H 94+ – 100% - 2019 Heated Area: 840 HX Base Yr 2019



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GRANTEE: MCCLURE MICHAEL G &						
1908/0059	3/18/2014	WD	Q	I	01	110,000
GRANTOR: CUNINGHAME WILDA LEE						
GRANTEE: MCCLURE CINDY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 S56 E15 N56$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/29/2023 BY KW Total Acres: 0.00 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 08/02/2023 BY SYS