

LOT 1
IN OR 2338/1291
SUB OF GOVT LOT 9 UNR

HUNTER KENNETH W JR
75153 EDWARDS RD
YULEE, FL 32097

2023

14-2N-26-4280-0031-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Wall	06
Interior Floo	11
Interior Floo	12
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2.5
Frame	02
Stories	2.
Units	0
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	255,991
FOP	144	30	43	6,219
FOP	330	30	99	14,318
FUS	425	100	425	61,467
STP	16	10	2	290
STP	16	10	2	290
STP	28	10	3	433
STR	52	10	5	723
TOTALS	2,781		2,349	339,730

EXTRA FEATURES	
L N	OB/XF CODE
3	0812
4	0476
5	0477
6	0861
7	0855
8	0871

LAND DESCRIPTION	
L N	USE CODE
1	000130

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,349	123.6466	146.83	344,904	2020	2020	0	0	1.50	98.50
2 SNGL FAM - 100% - 2021											
Heated Area: 2195											
HX Base Yr 2021											

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	
75153 EDWARDS RD, YULEE	

TOTAL OB/XF											
101,772											

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	366,087
TOTAL MARKET OB/XF VALUE	101,772
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	577,859
SOH/AGL Deduction	81,306
ASSESSED VALUE	496,553
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	446,553
TOTAL JUST VALUE	577,859
NCON VALUE	80,345
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004601	SWIM POOL	25,000	03/24/2022
20002454	CO ISSUED	0	09/28/2020
20002454	NEW CONSTR	253,655	03/18/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2338/1291	2/07/2020	SW	Q	I	01
GRANTOR: HEEKIN T GEOFFREY					
GRANTEE: HUNTER KENNETH W JR					
2097/1209	6/03/2011	WD	U	I	12
GRANTOR: EVANS ANN DEKAY & JOH					
GRANTEE: HEEKIN T GEOFFREY					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2020] W17 STP=[YR=2020] N2 W8 S2 E8\$ W25 S7	
BAS=[YR=2020] S43 E10 FOP=[YR=2020] S6 E8 STP=[YR=2020] S2 E8	
N2 W8\$ E16 N6 W24\$ E32 STP=[YR=2020] E4 N7 W4 S7\$ N40 W12 N3	
W30\$ E30 S3 E12 N10\$ PTR=E20 FUS=[YR=2020] E17 S9	
STR=[YR=2020] W4 S13 E4 N13\$ S16 W17 N25\$ W20\$.	

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