

SUB LOTS 42 & W1/2 OF 41
IN OR 741 PG 1753
SUB OF GOVT LOT 9 UNR

BOWEN ELAINE C
75191 EDWARDS ROAD
YULEE, FL 32097

2023

14-2N-26-4280-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,247	100	1,247	128,516
FGR	418	55	230	23,704
FSP	112	40	45	4,638
FUS	432	100	432	44,522
TOTALS	2,209		1,954	201,380

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	18	18	324.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0300	BOAT DCK W	0	100	0	0	600.00	SF	12.00
4	0300	BOAT DCK W	0	100	0	0	252.00	SF	40.00
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10
6	1242	WD DECK A	0	100	0	0	360.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	308.00	SF	7.00
8	0810	CONCRETE A	0	100	0	0	720.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100	0006	RM	150.00	223.00	143.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,954	99.7542	118.46	231,471	1992	1998	0	0
1 SNGL FAM - 100% - 1996									
Heated Area: 1679									
HX Base Yr 1996									
75191 EDWARDS RD, YULEE									

75191 EDWARDS RD, YULEE				BLD DATE				LAND DATE		
				XF DATE				AG DATE		
				INC DATE						
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
324.00	SF	6.50	6.50	100	1992	1992	3	66	1,390	
1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
600.00	SF	12.00	12.00	100	1997	1997	3	26	1,872	
252.00	SF	40.00	40.00	100	2009	2009	3	60	6,048	
192.00	SF	20.10	20.10	100	1997	1997	3	20	772	
360.00	SF	10.00	10.00	100	1997	1997	3	20	720	
308.00	SF	7.00	7.00	100	2000	2000	3	80	1,725	
720.00	SF	6.50	6.50	100	1997	1997	3	75	3,510	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
201,380									
TOTAL MARKET OB/XF VALUE									
18,627									
TOTAL LAND VALUE - MARKET									
61,862									
TOTAL MARKET VALUE									
281,869									
SOH/AGL Deduction									
131,958									
ASSESSED VALUE									
149,911									
TOTAL EXEMPTION VALUE									
HX HB WX									
55,000									
BASE TAXABLE VALUE									
94,911									
TOTAL JUST VALUE									
281,869									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
223,883									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002726	REPAIR/RRF	3,815	03/08/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0741/1753	10/18/1995	WD	Q	I		110,000	
GRANTOR:MORRIS LON & JANI							
GRANTEE:BOWEN WM & ELAINE							
0651/1075	3/16/1992	WD	Q	V		18,000	
GRANTOR:SING WILLIAM T JR							
GRANTEE:MORRIS LON & JANEY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 N2 W6 N14 W16 S14 W5 S15 D2 L2 S4 R2 D2 S7 FGR=[YR=1993] S19 E22 N19 FSP=[YR=2009] E16 N7 W16 S7 \$ W22 \$ E22 N7 E16 U1 R1 N4 U1 L1 N15\$ PTR=E30 FUS=[YR=1993] E27 S16 W27 N16 \$ W30 \$.									