SUB LOT 29
IN OR 1987/201 BEING PARCEL 2
SUB OF GOVT LOT 9 UNR

LEE FAMILY REVOCABLE TRUST/LEE TROY D TRUSTEE
75122 EDWARDS RD
YULEE, FL 32097

2023

14-2N-26-4280-0036-0000

BUILDING CHARACTERISTICS

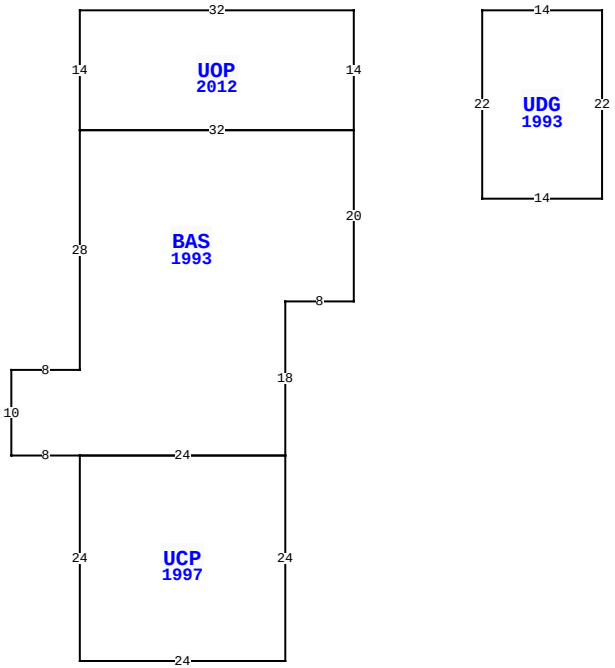
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,152	100	1,152	88,972
UCP	576	20	115	8,882
UDG	308	55	169	13,052
UOP	448	20	90	6,951
TOTALS	2,484		1,526	117,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	104.0400	93.90	143,291	1943	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



75325 EDWARDS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	117,857
TOTAL MARKET OB/XF VALUE	7,850
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	235,707
SOH/AGL Deduction	16,245
ASSESSED VALUE	219,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,462
TOTAL JUST VALUE	235,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1987/0201	6/16/2015	WD	U	I	11	100
GRANTOR: LEE TROY D & KATHLEEN						
GRANTEE: LEE FAMILY REVOCABL						
1160/0559	8/06/2003	WD	U	I	01	100
GRANTOR: LEE TROY D						
GRANTEE: LEE TROY D & KATHLE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W32 S14 BAS=[YR=1993] S28 W8 S10 E8
UCP=[YR=1997] S24 E24 N24 W24 $ E24 N18 E8 N20 W32$ E32 N14
PTR= E15 UDG=[YR=1993] E14 S22 W14 N22 $ W15 $.

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
1	0940	SHEDS/PORT	0	0	8	10	600.00	SF	20.10	20.10	100	1992	1992	3	20	2,412	
2	0300	BOAT DCK W	0	0	0	0	268.00	SF	40.00	40.00	100	1993	1993	3	20	2,144	
3	0303	FLT DOCK W	0	0	14	22	308.00	SF	26.00	26.00	100	1994	1994	3	23	1,842	
4	0311	WD GANG WY	0	0	6	18	108.00	SF	45.00	45.00	100	1993	1993	3	20	972	
5	0351	CARPORT MT	0	0	12	20	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 7,850

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	000130	C	SFR WATER	0	0006	RM	121.00	283.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 09/24/2018 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS