SUB LOTS 22 23
IN OR 549 PG 816
SUB OF GOVT LOT 9 UNR

WILLIAMS THOMAS M JR & SUE B
75269 EDWARDS ROAD
YULEE, FL 32097

2023

14-2N-26-4280-0039-0000

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	08	SHT VINYL 100
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
Quality	03	Quality Level 03

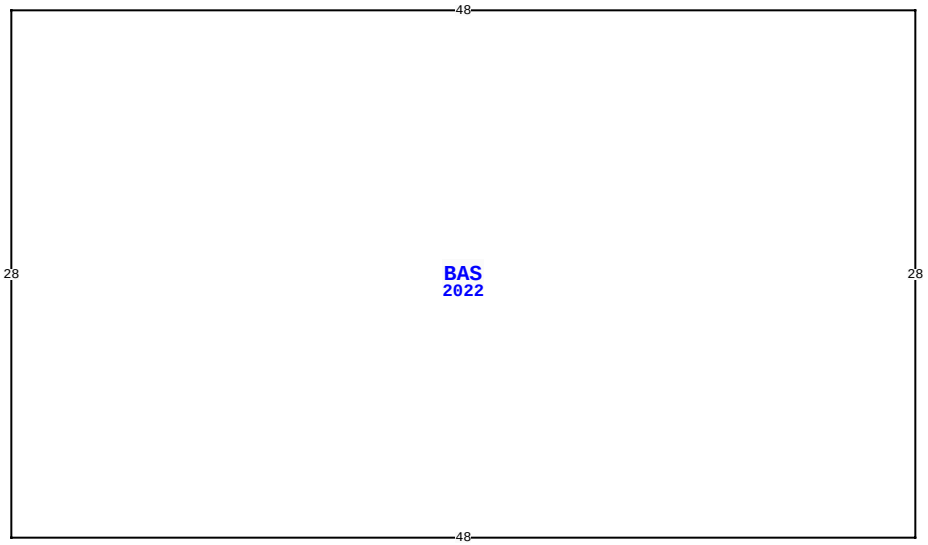
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	106,178
TOTALS	1,344		1,344	106,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	114.0000	79.80	107,251	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 1990 Heated Area: 1344 HX Base Yr 1990



75269 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		106,178
TOTAL MARKET OB/XF VALUE		5,479
TOTAL LAND VALUE - MARKET		186,200
TOTAL MARKET VALUE		297,857
SOH/AGL Deduction		101,289
ASSESSED VALUE		196,568
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,568
TOTAL JUST VALUE		297,857
NCON VALUE		106,178
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007468	CO ISSUED	0	02/16/2022
21013776	MH MOVE-ON	0	10/08/2021
94-392	MH MOVE-ON	50,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0549/0816	8/08/1988	WD	U	V		28,000
GRANTOR: CHUNG BO SONG						
GRANTEE: WILLIAMS THOMAS M						
0148/0505	1/01/1973	WD	U	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W48 S28 E48 N28$.

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
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1992	1992	3	20	804	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1993	1993	3	20	482	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1994	1994	3	20	257	
5	0300	BOAT DCK W	0	100	0	0	492.00	SF	40.00	40.00	100	1993	1993	3	20	3,936	

LAND DESCRIPTION

TOTAL OB/XF 5,479

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	266.00	244.00	266.00	FF		1.00	1.00	1.00	700.00	700.00	186,200							

REVIEW DATE 03/04/2022 BY HS Total Acres: 0.00 Total Land Value: 186,200 Market: 0 Agricultural: 0 Common: 186,200 PRINTED 08/02/2023 BY SYS