LOT 6
TIMBERLAND ESTATES PB 6/195

ARCE LUIS ANGEL
75758 EDWARDS RD
YULEE, FL 32097

2024

11-2N-26-206T-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

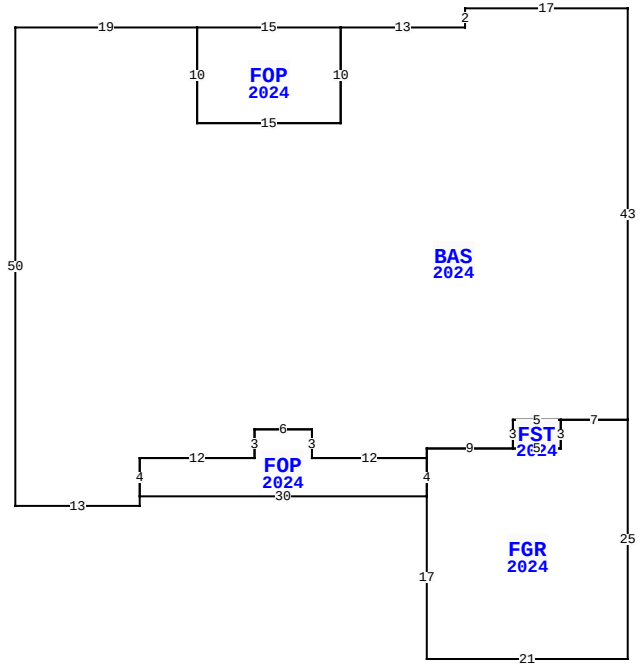
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,754	100	2,754	345,214
FGR	483	55	266	33,343
FOP	138	30	41	5,139
FOP	150	30	45	5,641
FST	15	55	8	1,003
TOTALS	3,540		3,114	390,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,114	100.2800	125.35	390,340	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2754 HX Base Yr 2024



75758 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		412,939
TOTAL MARKET OB/XF VALUE		12,300
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		505,239
SOH/AGL Deduction		0
ASSESSED VALUE		505,239
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,239
TOTAL JUST VALUE		505,239
NCON VALUE		425,239
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,000

PERMIT: GARAGE 30X35

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2212770	CO		08/22/2023
B23-04848	GARAGE	31,731	04/14/2023
22012770	NEW CONSTR	437,950	08/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/0705	3/11/2022	WD	Q	V	01	85,000
GRANTOR: WRIGHT RICHARD B JR &						
GRANTEE: ARCE LUIS ANGEL						
0964/1615	1/04/2001	WD	U	V	21	60,000
GRANTOR: NASSAU PARTNERS LTD						
GRANTEE: WRIGHT RICHARD JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,-20] E19 S10 E15 N10 E13 N2 E17 S43 W7 W5 S3 W9 S1 W12 N3 W6 S3 W12 S4 S1 W13 N50 $
FOP=[YR=2024;ORIG=49,-20] E15 S10 W15 N10 $
FST=[YR=2024;ORIG=82,21] E5 S3 W5 N3 $
FOP=[YR=2024;ORIG=43,25] S4 E30 N4 W12 N3 W6 S3 W12 $
FGR=[YR=2024;ORIG=94,21] S25 W21 N17 N4 N1 E9 E5 N3 E7 $
.

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	0812	CONCRETE C	0	100	0	0	3,075.00	SF	4.00	4.00	100	2024	2023		100	12,300	

LAND DESCRIPTION

TOTAL OB/XF 12,300

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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/06/2023 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

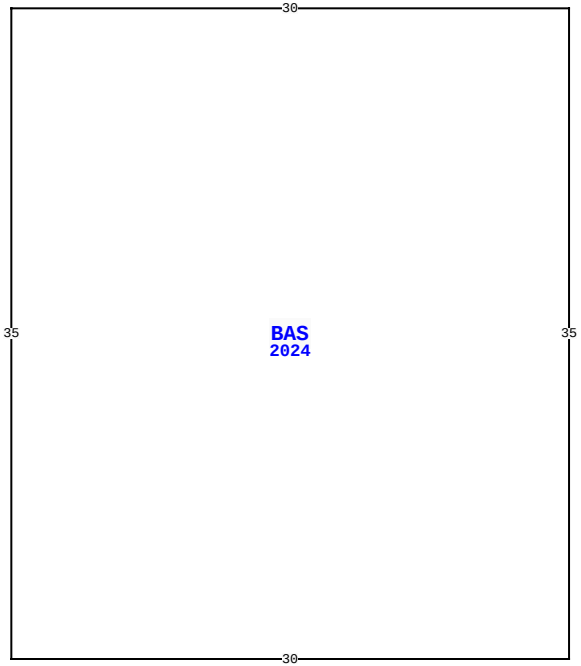
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	22,599
TOTALS	1,050		1,050	22,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	62.1000	21.74	22,827	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1050 HX Base Yr 2024



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GRANTOR: NASSAU PARTNERS LTD						
GRANTEE: WRIGHT RICHARD JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S35 W30 N35 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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