LOT 9
IN OR 1739/1138
TIMBERLAND ESTATES PB 6/195

DAVIS MINNIE B/ROBBINS MICHAEL T & JOHANNA L
75734 EDWARDS RD
YULEE, FL 32097

2024

11-2N-26-206T-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

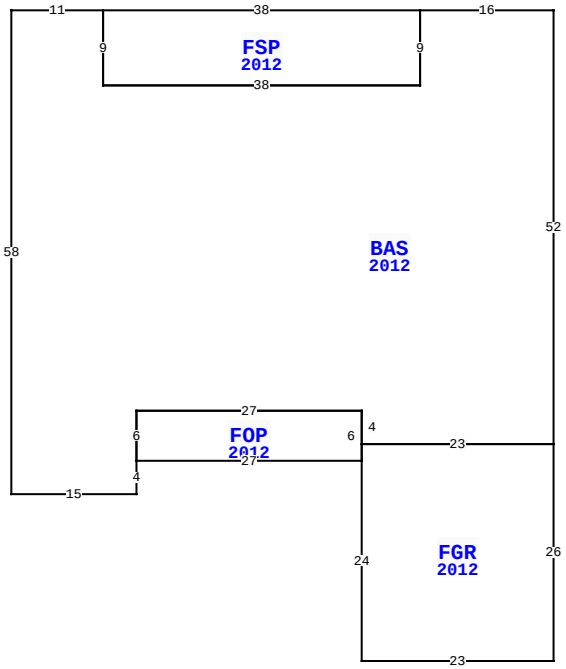
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,020	100	3,020	381,324
FGR	598	55	329	41,542
FOP	162	30	49	6,187
FSP	342	40	137	17,299
TOTALS	4,122		3,535	446,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,535	110.0925	137.62	486,487	2012	2012	0	0	0	8.25	91.75

1 SNGL FAM – 100% - 2013 Heated Area: 3020 HX Base Yr 2013



75734 EDWARDS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		446,352
TOTAL MARKET OB/XF VALUE		4,788
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		531,140
SOH/AGL Deduction		355,214
ASSESSED VALUE		175,926
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		120,926
TOTAL JUST VALUE		531,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25300	CO ISSUED	0	01/20/2012
M16703	H/AC	0	11/01/2011
E23992	NEW CONSTR	0	11/01/2011
P15104	NEW CONSTR	0	11/01/2011
B25300	NEW CONSTR	332,250	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1739/1138	5/18/2011	WD	Q	V	02	29,000
GRANTOR: JOHNSON STACY TURNER						
GRANTEE: DAVIS WESLEY H & MI						
1739/1137	5/18/2011	WD	U	V	11	100
GRANTOR: JOHNSON HOME BUILDERS						
GRANTEE: JOHNSON STACY TURNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W16 FSP=[YR=2012] W38 S9 E38 N9$ S9 W38 N9 W11 S58 E15 N4 FOP=[YR=2012] E27 FGR=[YR=2012] S24 E23 N26 W23 S2$ N6 W27 S6$ N6 E27 S4 E23 N52$.

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	0810	CONCRETE A	0	100	0	0	792.00	SF	6.50	6.50	100	2012	2012	3	93	4,788	

LAND DESCRIPTION

TOTAL OB/XF 4,788

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS