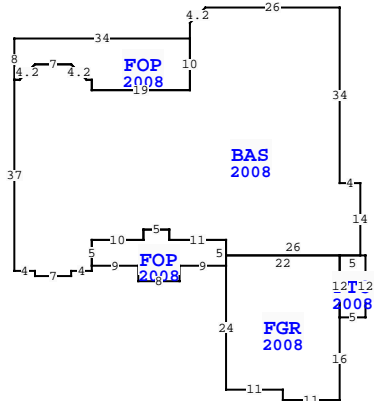


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,414	115.7268	144.66	493,869	2008	2013	0	0	0	4.50	95.50
1 SNGL FAM - 100% - 2022 Heated Area: 2951 HX Base Yr												



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	2,556	100	2,556	353,112
FGR	594	55	327	45,175
FOP	164	30	49	6,769
FOP	280	30	84	11,604
FUS	395	100	395	54,570
PTO	60	5	3	414
TOTALS	4,049		3,414	471,645

EXTRA FEATURES																	
L N	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	0811	CONCRETE B	0	100	0	0	501.00	SF	5.20	5.20	100	2008	2008	3	89	2,319	
2	0812	CONCRETE C	0	100	0	0	1,128.00	SF	4.00	4.00	100	2008	2008	3	89	4,016	
3	0855	CONC PAVER	0	100	0	0	247.00	SF	10.00	10.00	100	2008	2008	3	89	2,198	
4	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2013	2013	3	71	21,726	
5	0845	KOOL DECK	0	100	0	0	491.00	SF	7.25	7.25	100	2013	2013	3	94	3,346	
6	0471	VINYL FNC	0	100	0	0	200.00	LF	32.00	32.00	100	2020	2020	3	96	6,144	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	

75676 EDWARDS RD, YULEE	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	471,645		
TOTAL MARKET OB/XF VALUE	40,046		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	591,691		
SOH/AGL Deduction	591,382		
ASSESSED VALUE	309		
TOTAL EXEMPTION VALUE	13	309	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	591,691		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	560,222		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10411	ROOF	54,256	08/01/2023
B1326985	SWIM POOL	17,000	03/01/2013
E20133	ELEC OTHER	800	10/01/2007
M13317	MECH OTHER	0	09/01/2007
P12639	OTHER	0	08/01/2007
C20170	CO ISSUED	0	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1712/1445	11/24/2010	WD	U	I	12	215,000
GRANTOR: TURNER DAVID W JR & M						
GRANTEE: KEY ALONZO & DAWN L						
1560/1415	4/11/2008	QC	U	I	01	244,000
GRANTOR: D J TURNER CUSTOM SER						
GRANTEE: TURNER DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2008] W26 L3 D3 S3 FOP=[YR=2008] W34 S8 E1 U3 R3 E7 D3 R3 E1 S2 E19 N10\$ S10 W19 N2 W1 L3 U3 W7 L3 D3 W1 S37 E4 S1 E7 N1 E4 N1 FOP=[YR=2008] E9 S3 E8 N3 E9 FGR=[YR=2008] S24 E11 S2 E11 N16 PTO=[YR=2008] E5 N12 W5 S12\$ N12 W22 S2\$ N5 W11 N2 W5 S2 W10 S5\$ N5 E10 N2 E5 S2 E11 S3 E26 N14 W4 N34\$ PTR=N15 FUS=[YR=2008] N6 W6 N10 E5 N10 E4 N9 E3 S9 E5 S28 W6 N2 W5\$ S15\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									