LOT 19
IN OR 2137/1603
TIMBERLAND ESTATES PB 6/195

GEIGER PAUL D & LORI L
75660 EDWARDS RD
YULEE, FL 32097

2024

11-2N-26-206T-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

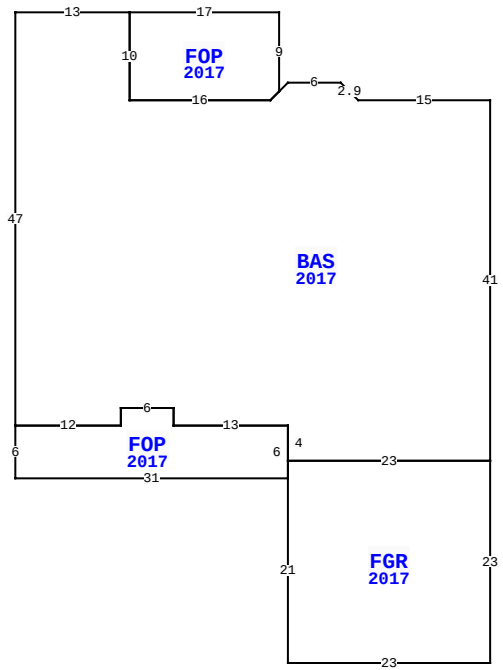
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,224	100	2,224	315,101
FGR	529	55	291	41,229
FOP	170	30	51	7,226
FOP	198	30	59	8,359
TOTALS	3,121		2,625	371,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,625	117.0288	146.29	384,011	2017	2017	0	0	0	3.15	96.85

1 SNGL FAM – 100% - 2018 Heated Area: 2224 HX Base Yr 2018



75660 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		371,915
TOTAL MARKET OB/XF VALUE		9,847
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		461,762
SOH/AGL Deduction		235,860
ASSESSED VALUE		225,902
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,902
TOTAL JUST VALUE		461,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006850	CO ISSUED	0	08/01/2017
17001225	NEW CONSTR	284,892	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2137/1603	8/01/2017	WD	Q	I	01	285,000
GRANTOR: JOHNSON HOME BUILDERS						
GRANTEE: GEIGER PAUL D & LOR						
2038/1360	3/29/2016	WD	U	V	37	17,500
GRANTOR: ANDREWS SUZANNE MICHE						
GRANTEE: JOHNSON HOME BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 U2 L2 W6 D1 L1 FOP=[YR=2017] N9 W17 S10 E16 U1 R1 $ D1 L1 W16 N10 W13 S47 FOP=[YR=2017] S6 E31 FGR=[YR=2017] S21 E23 N23 W23 S2$ N6 W13 N2 W6 S2 W12$ E12 N2 E6 S2 E13 S4 E23 N41$.

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	2,538.00	SF	4.00	4.00	100	2017	2017	3	97	9,847	

LAND DESCRIPTION

TOTAL OB/XF 9,847

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 04/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS