LOTS 24 & 25
ABDND UTILITY ESMT-ORD#2004-98
TIMBERLAND ESTATES PB 6/195

RICHARDSON THEODORA
75624 EDWARDS RD
YULEE, FL 32097

2024

11-2N-26-206T-0024-0000

BUILDING CHARACTERISTICS

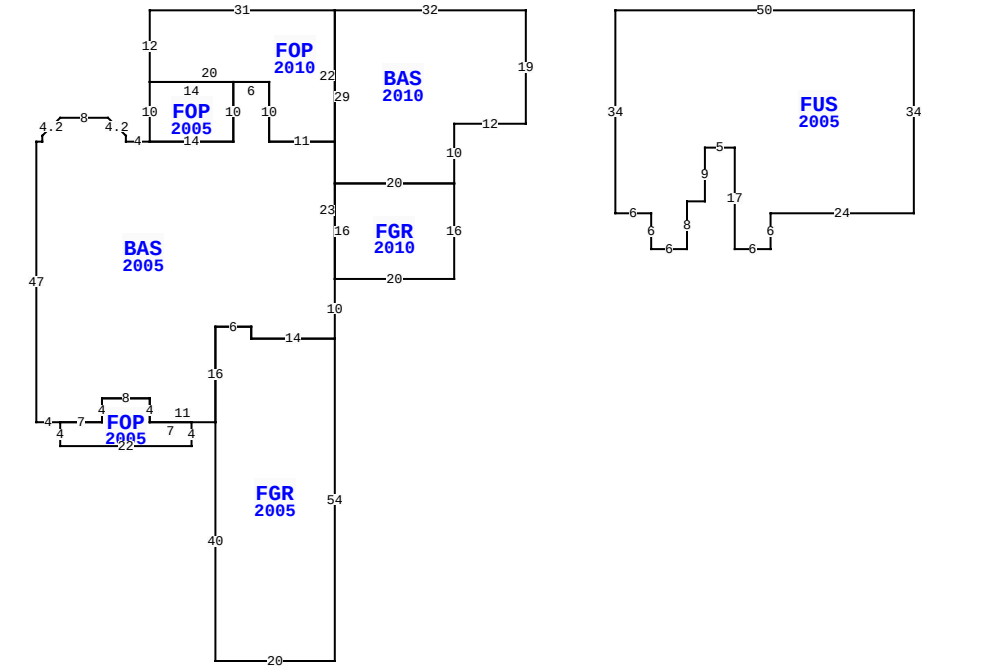
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		7 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,133	100	2,133	243,857
BAS	808	100	808	92,376
FGR	1,092	55	601	68,710
FGR	320	55	176	20,121
FOP	120	30	36	4,115
FOP	140	30	42	4,802
FOP	482	30	145	16,577
FUS	1,711	100	1,711	195,612
TOTALS	6,806		5,652	646,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,652	96.7860	120.98	683,779	2005	2012	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2006 Heated Area: 4652 HX Base Yr 2006



75624 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		646,171
TOTAL MARKET OB/XF VALUE		32,677
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		838,848
SOH/AGL Deduction		411,045
ASSESSED VALUE		427,803
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		377,803
TOTAL JUST VALUE		838,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,796

FGR ADJ FOR SHAPE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-04629	REPAIR- WINDOWS	10,998	04/03/2023
B24772	ADDITION	2,000	06/01/2011
M15000	MECH OTHER	0	01/01/2010
B23064	REMODEL	173,657	11/01/2009
M0409026	H/AC	0	12/01/2004
B0413635	NEW CONSTR	296,704	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0863	2/04/2022	QC	U	I	11	100
GRANTOR: RICHARDSON THEODORA &						
GRANTEE: RICHARDSON THEODORA						
2471/1004	6/04/2021	QC	U	I	11	100
GRANTOR: RICHARDSON FAMILY REV						
GRANTEE: RICHARDSON THEODORA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W32 FOP=[YR=2010] W31 S12 FOP=[YR=2005] S10
BAS=[YR=2005] W4 N1 U3 L3 W8 D3 L3 S1 W1 S47 E4
FOP=[YR=2005] S4 E22 N4 W7 N4 W8 S4 W7 $ E7 N4 E8 S4 E11
FGR=[YR=2005] S40 E20 N54W14 N2 W6 S16 $ N16 E6 S2 E14 N10
FGR=[YR=2010] E20 N16 W20 S16$ N23 W11 N10 W6 S10 W14$ E14
N10 W14$ E20 S10 E11 N 22$ S29 E20 N10 E12 N19$ PTR= E15
FUS=[YR=2005] E50 S34 W24 S6 W6 N17 W5 S9 W3 S8 W6 N6 W6 N34
$ W15 $.

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	4,851.00	SF	4.00	4.00	100	2005	2005	3	86	16,687	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
3	0510	GARAGE WD-	0	100	30	18	540.00	SF	35.00	35.00	100	2006	2006	3	44	8,316	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	94	1,880	
5	0811	CONCRETE B	0	100	40	14	560.00	SF	5.20	5.20	100	2011	2011	3	92	2,679	

LAND DESCRIPTION

TOTAL OB/XF 32,677

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	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS