

LOTS 26 & 27
PT OR 1914/1677
TIMBERLAND ESTATES PB 6/195

DAVIS JOHN A & JODY M
75610 EDWARDS RD
YULEE, FL 32097

2024

11-2N-26-206T-0026-0000



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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMMT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

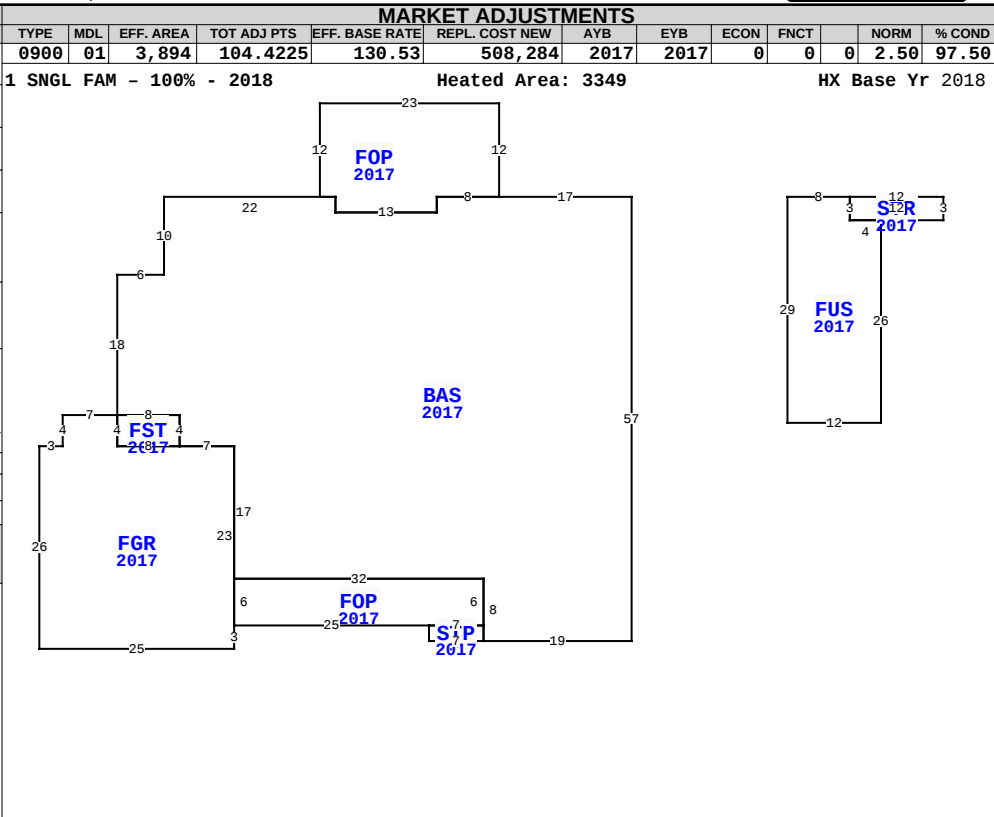
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,013	100	3,013	383,455
FGR	678	55	373	47,471
FOP	192	30	58	7,382
FOP	302	30	91	11,581
FST	32	55	18	2,291
FUS	336	100	336	42,762
STP	14	10	1	128
STR	36	10	4	509

TOTALS	4,603		3,894	495,577
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,777.00	SF	5.20	5.20
2	0510	GARAGE WD-	0 100	30	40	1,200.00	SF	35.00	35.00
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0855	CONC PAVER	0 100	0	0	926.00	SF	10.00	10.00
5	0351	CARPORT MT	0 100	12	40	480.00	SF	10.00	10.00
6	0810	CONCRETE A	0 100	10	12	120.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	2.00

REVIEW DATE 08/10/2022 BY KBA



75610 EDWARDS RD, YULEE	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
60,606									

Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					495,577				
TOTAL MARKET OB/XF VALUE					60,606				
TOTAL LAND VALUE - MARKET					144,000				
TOTAL MARKET VALUE					700,183				
SOH/AGL Deduction					317,104				
ASSESSED VALUE					383,079				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					333,079				
TOTAL JUST VALUE					700,183				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					679,358				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631850	CO ISSUED	0	01/04/2017
B1632217	GARAGE	53,556	05/01/2016
B1631850	NEW CONSTR	379,477	02/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1914/1677	4/29/2014	WD	Q	V	01	46,000	
GRANTOR: FOUR GUYS OF NASSAU C							
GRANTEE: DAVIS JOHN A & JODY							
1794/0699	3/21/2012	WD	U	V	11	100	
GRANTOR: BAKER JOHN GARY & ANN							
GRANTEE: FOUR GUYS OF NASSAU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W17 FOP=[YR=2017] N12 W23 S12 E2 S2 E13 N2 E8\$ W8 S2 W13 N2 W22 S10 W6 S18 FGR=[YR=2017] W7 S4 W3 S26 E25 N3 FOP=[YR=2017] E25 STP=[YR=2017] S2 E7 N2 W7\$ E7 N6 W32 S6\$ N23 W7 FST=[YR=2017] N4 W8 S4 E8 \$ W8 N4\$ E8 S4 E7 S17 E32 S8 E19 N57. PTR=E20 FUS=[YR=2017] E8 STR=[YR=2017] E12 S3 W12 N3\$ S3 E4 S26 W12 N29 \$ W20\$.									