

EDWARDS LOWELL S & MARIE E
80040 CATTAIL CIRCLE
YULEE, FL 32097

12-2N-26-1601-0097-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 90

Exterior Wall21STONE 10

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5013.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7241001,724189,210

FGR6925538141,815

FOP4230131,426

FSP246409810,755

TOTALS2,7042,216243,207

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,216119.7756113.79252,15920152015003.5596.45

1 SINGLE FAM - 100% - 2022Heated Area: 1724HX Base Yr 2022

17

14

8

3

16

12

6

2.9

12

34

2

20

5

7

14

11

7

13

20

3

12

21

FSP
2015

BAS
2015

FGR
2015

FOP
2015

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000996.00SF6.506.50100201520153956,150

20504FP-ELECTRI0100001.00UT2,000.002,000.00100201520153971,940

30861POOL GUNIT010000364.00SF85.0085.001002016201638125,061

40855CONC PAVER010000736.00SF10.0010.00100201620163967,066

50476VF 6 SBPL010000143.00LF32.0032.00100202020203964,393

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTUNITYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE08/10/2022BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE243,207

TOTAL MARKET OB/XF VALUE44,610

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE342,817

SOH/AGL Deduction49,864

ASSESSED VALUE292,953

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE242,953

TOTAL JUST VALUE342,817

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE333,012

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2497/10169/15/2021WDQI02410,000

GRANTOR: JONES PATRICK S & KRI

GRANTEE: EDWARDS LOWELL S &

1966/01662/25/2015WDQI01202,100

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: JONES PATRICK S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FSP=[YR=2015] W17 S8 E3 S6 D2 R2 E12 N16\$
S16 W12 U2 L2 N6 W12 S34 FGR=[YR=2015] W12 S21 E12 S3 E20
N11FOP=[YR=2015] E7 N6 W7 S6\$ N11 W20 N2\$ S2 E20 S5 E7 S14
E13 N63\$.