

LOT 5
IN OR 2005/1246
NASSAU LANDING SUB

DUCKWORTH MICHAEL STEVEN/DUCKWORTH SHAWN
75109 EDWARDS RD
YULEE, FL 32097

2024

13-2N-26-4200-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

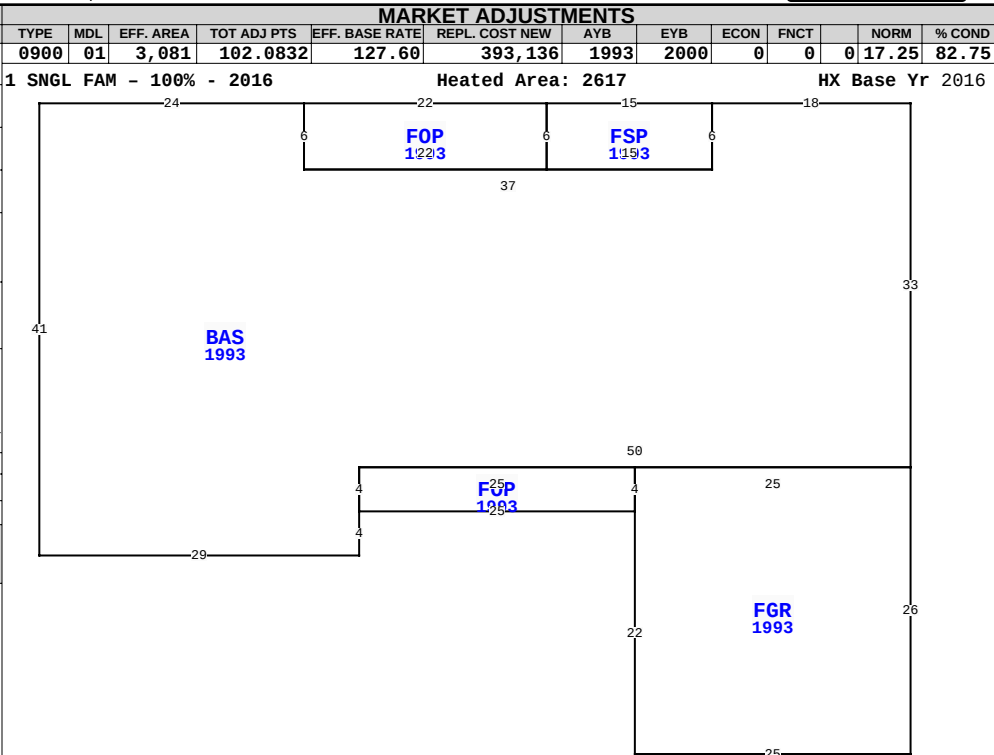
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,617	100	2,617	276,326
FGR	650	55	358	37,801
FOP	100	30	30	3,168
FOP	132	30	40	4,224
FSP	90	40	36	3,802

TOTALS	3,589		3,081	325,320
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	29	22	638.00	SF	5.20
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10
4	0811	CONCRETE B	0	100	0	0	950.00	SF	5.20
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00
6	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00
7	0317	CK PLNG W	0	100	0	0	2.00	UT	1,000.00
8	0920	CWALL-WD/M	0	100	0	0	95.00	LF	390.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100	0006	RSF-1	0.00	0.00	1.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

75109 EDWARDS RD, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		325,320	
TOTAL MARKET OB/XF VALUE		17,748	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		453,068	
SOH/AGL Deduction		227,139	
ASSESSED VALUE		225,929	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		175,929	
TOTAL JUST VALUE		453,068	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		439,994	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009237	REPAIR/RRF	27,416	06/16/2022
8557	NEW CONSTR	99,209	12/11/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2005/1246	9/28/2015	WD	Q	I	01	370,000
GRANTOR: SMITH ROY E						
GRANTEE: DUCKWORTH MICHAEL S						
1177/1007	10/02/2003	WD	U	I	01	100
GRANTOR: SMITH ROY E						
GRANTEE: SMITH ROY E & TWILA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 FSP=[YR=1993] W15 FOP=[YR=1993] W22 S6 E22 N6 \$ S6 E15 N6 \$ S6 W37 N6 W24 S41 E29 N4 FOP=[YR=1993] E25 FGR=[YR=1993] S22 E25 N26 W25 S4 \$ N4 W25 S4 \$ N4 E50 N33 \$.									