

LOT 12
IN OR 1949/928
NASSAU LANDING SUB

BOWEN YANCY B & FATIMA ELAINE
75061 EDWARDS RD
YULEE, FL 32097

2024

13-2N-26-4200-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 01 Quality Level 01

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	1,231	100	1,231	132,411
FGR	441	55	243	26,138
FOP	56	30	17	1,829
FUS	932	100	932	100,250
STP	16	10	2	215

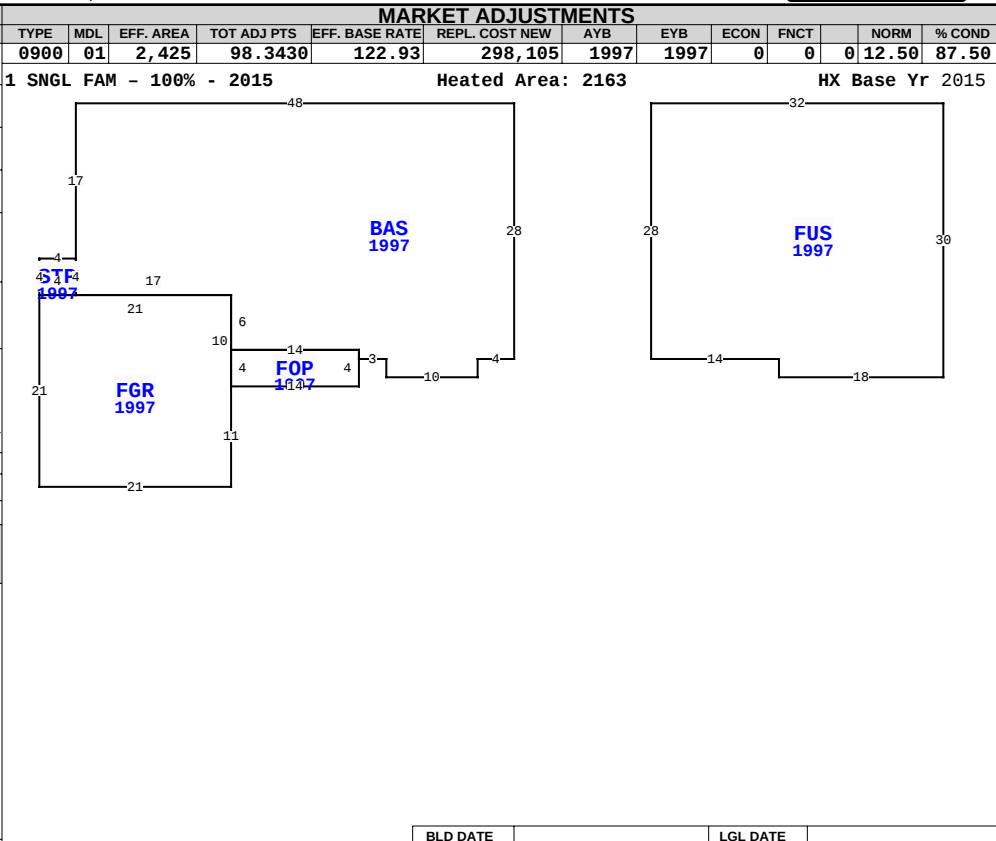
TOTALS 2,676 2,425 260,842

EXTRA FEATURES

L N	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	0810	CONCRETE A	0	100	0	0	522.00	SF	6.50	6.50	100	1996	1996	3	72	2,443	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1996	1996	3	20	864	
3	0300	BOAT DCK W	0	100	10	20	200.00	SF	40.00	40.00	100	1996	1996	3	24	1,920	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
5	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1997	1997	3	20	8,704	
6	0845	KOOL DECK	0	100	0	0	1,032.00	SF	7.25	7.25	100	1997	1997	3	73	5,462	
7	0300	BOAT DCK W	0	100	20	14	280.00	SF	40.00	40.00	100	2004	2004	3	36	4,032	
8	0910	SCRN RM L	0	100	40	46	1,840.00	SF	15.00	15.00	100	2004	2004	3	22	6,072	
9	0812	CONCRETE C	0	100	0	0	1,904.00	SF	4.00	4.00	100	2004	2004	3	84	6,397	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							



75061 EDWARDS RD, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 38,694

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			260,842
TOTAL MARKET OB/XF VALUE			38,694
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			409,536
SOH/AGL Deduction			102,584
ASSESSED VALUE			306,952
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			256,952
TOTAL JUST VALUE			409,536
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			399,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703856	SWIM POOL	0	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/0928	11/26/2014	WD	Q	I	01	310,300
GRANTOR: BELL JOHN P & NICHOLE						
GRANTEE: BOWEN YANCY B & FAT						
1865/0918	6/28/2013	WD	Q	I	02	305,000
GRANTOR: MORGAN MARK L & JUDIT						
GRANTEE: BELL JOHN P & NICH						

BUILDING NOTES

BAS=[YR=1997] W48 S17 STP=[YR=1997] W4 S4 FGR=[YR=1997] S21 E21 N11 FOP=[YR=1997] E14 N4 W14 S4\$ N10 W21\$ E4 N4\$ S4 E17 S6 E14 S1 E3 S2 E10 N2 E4 N28\$ PTR=E15 FUS=[YR=1997] E32 S30 W18 N2 W14 N28\$ W15\$.