



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 Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

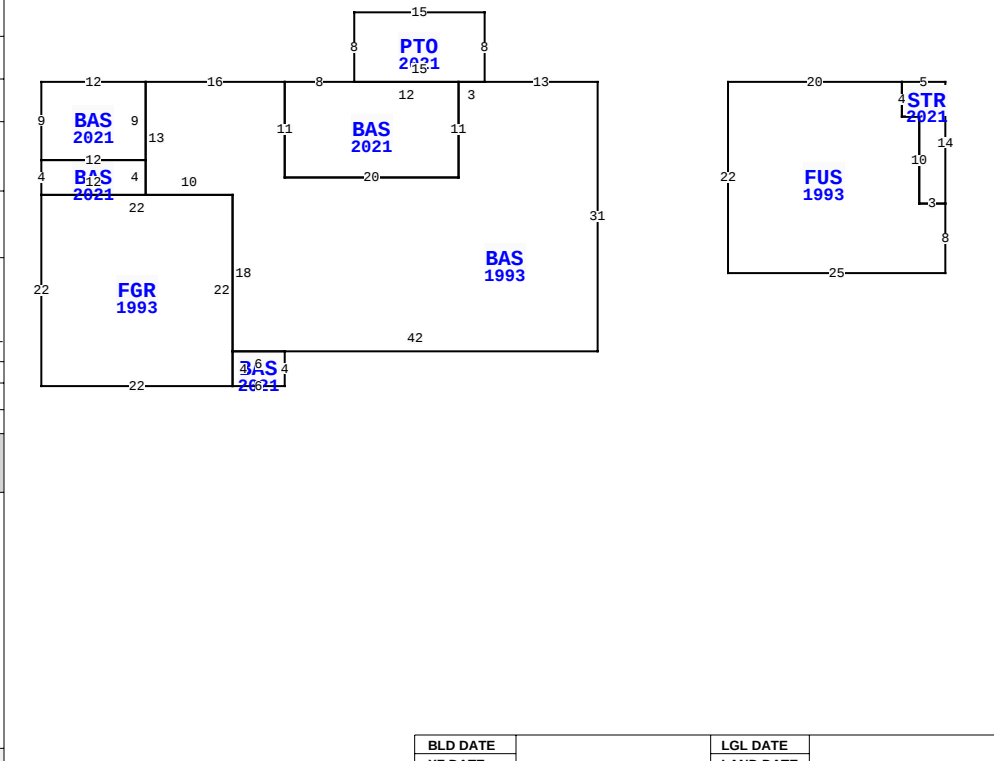
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	1,212	159,040
BAS	24	100	24	3,150
BAS	48	100	48	6,299
BAS	108	100	108	14,172
BAS	220	100	220	28,869
FGR	484	55	266	34,905
FUS	500	100	500	65,610
PTO	120	5	6	787
STR	50	10	5	656
TOTALS	2,766		2,389	313,486

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
2	0300	BOAT DCK W	0 100	0	0	392.00	SF	40.00	40.00	100	1990
3	0681	POLE SHED	0 100	8	10	80.00	SF	15.00	15.00	100	1990
4	0811	CONCRETE B	0 100	0	0	960.00	SF	5.20	5.20	100	1995
5	0317	DCK PLNG W	0 100	0	0	3.00	UT	1,000.00	1,000.00	100	2021
6	0303	FLT DOCK W	0 100	0	0	192.00	SF	26.00	26.00	100	2021
7	0310	AL GANG WY	0 100	0	0	45.00	LF	115.00	115.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100	0006	RSF-1	0.00	0.00	1.50	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,389	108.7800	135.98	324,856	1988	2015	0	0	3.50	96.50
1 SNGL FAM - 100% - 2022											
Heated Area: 2112											
HX Base Yr 2022											



75029 EDWARDS RD, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240		
392.00	SF	40.00	40.00	100	1990	1990	3	20	3,136		
80.00	SF	15.00	15.00	100	1990	1990	3	20	240		
960.00	SF	5.20	5.20	100	1995	1995	3	70	3,494		
3.00	UT	1,000.00	1,000.00	100	2021	2021	3	93	2,790		
192.00	SF	26.00	26.00	100	2021	2021	3	95	4,742		
45.00	LF	115.00	115.00	100	2021	2021	3	93	4,813		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										313,486	
TOTAL MARKET OB/XF VALUE										21,455	
TOTAL LAND VALUE - MARKET										132,000	
TOTAL MARKET VALUE										466,941	
SOH/AGL Deduction										126,311	
ASSESSED VALUE										340,630	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										290,630	
TOTAL JUST VALUE										466,941	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										453,455	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240004025	NEW INGROUND SWIM	23,000	04/09/2024
5224	NEW CONSTR	2,800	07/15/1988
2646	H/AC	2,976	07/14/1988
3095	NEW CONSTR	0	06/21/1988
4959	NEW CONSTR	63,000	06/13/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2433/0566	2/11/2021	WD	Q	I	01	270,000			
GRANTOR: PEEPLES FRANCESCA & T									
GRANTEE: MANGUM DOYLE & BRAN									
2271/1007	4/30/2019	WD	Q	I	02	140,000			
GRANTOR: POPE LACRETIA &									
GRANTEE: PEEPLES FRANCESCA &									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W13 PTO=[YR=2021] N8 W15 S8 BAS=[YR=2021] W8 S11 E20 N11 W12\$ E15\$ W3 S11 W20 N11 W16 BAS=[YR=2021] W12 S9 BAS=[YR=2021] S4 FGR=[YR=1993] S22 E22 BAS=[YR=2021] E6 N4 W6 S4 \$ N22 W22\$E12 N4 W12\$ E12 N9\$ S13 E10 S18 E42 N31\$ PTR=E15 FUS=[YR=1993] E20 STR=[YR=2021] E5 S14 W3 N10 W2 N4\$ S4 E2 S10 E3 S8 W25 N22\$ W15\$.											