

E'LY 100.32 FT OF THE
W'LY 215.32 FT OF LOT 19
IN OR 1325/1910

HAMILTON BRUCE/MACK-HAMILTON MARCELL V
75009 EDWARDS ROAD
YULEE, FL 32097

2024

13-2N-26-4200-0019-0020



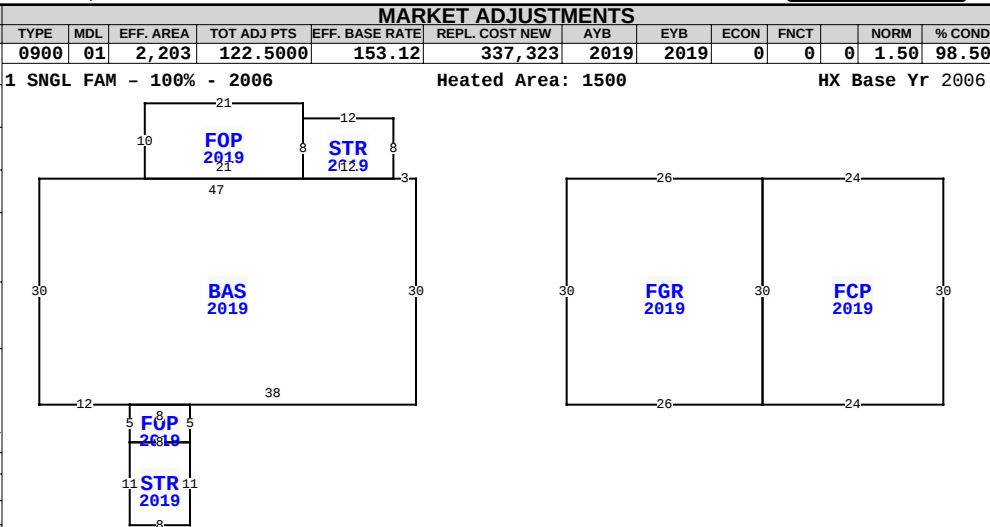
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	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	1,500	100	1,500	226,235
FCP	720	25	180	27,149
FGR	780	55	429	64,703
FOP	40	30	12	1,809
FOP	210	30	63	9,502
STR	88	10	9	1,357
STR	96	10	10	1,508
TOTALS	3,434		2,203	332,263

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	100	0	0		943.00 SF 6.50	
2	0300	BOAT DCK W	0	100	13	8		104.00 SF 40.00	
3	0920	CWALL-WD/M	0	100	0	0		96.00 LF 390.00	
4	0810	CONCRETE A	0	100	0	0		336.00 SF 6.50	

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	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
14,827									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					332,263				
TOTAL MARKET OB/XF VALUE					14,827				
TOTAL LAND VALUE - MARKET					110,000				
TOTAL MARKET VALUE					457,090				
SOH/AGL Deduction					156,404				
ASSESSED VALUE					300,686				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					250,686				
TOTAL JUST VALUE					457,090				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					442,809				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007972	CO ISSUED	0	07/26/2019
18003848	DEMOLITION	11,500	09/12/2018
18003833	NEW CONSTR	228,151	06/01/2018
B1530253	REPAIR/RRF	16,588	04/01/2015
5955	NEW CONSTR	55,080	08/25/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1325/1910	6/15/2005	WD	Q	I		300,000			
GRANTOR: SALMON TERRY L &									
GRANTEE: HAMILTON BRUCE & MA									
1109/0152	1/23/2003	WD	U	I	01	100			
GRANTOR: SALMON LARRY R & TERR									
GRANTEE: SALMON LARRY R & TE									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2019] W3 STR=[YR=2019] N8 W12 FOP=[YR=2019] N2 W21 S10 E21 N8\$ S8 E12\$ W47 S30 E12 FOP=[YR=2019] S5 STR=[YR=2019] S11 E8 N11 W8\$ E8 N5 W8\$ E38 N30\$ PTR=E20 FGR=[YR=2019] E26 FCP=[YR=2019] E24 S30 W24 N30\$ S30 W26 N30\$ W20\$.									