

W'LY 115 FT OF LOT 19
IN OR 1066/269
ESMT PT OR 667/1958

WHITNEY RICHARD M JR & KELLY L
75011 EDWARDS ROAD
YULEE, FL 32097

2024

13-2N-26-4200-0019-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

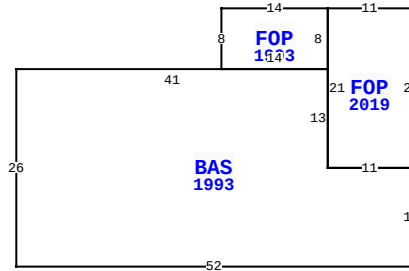
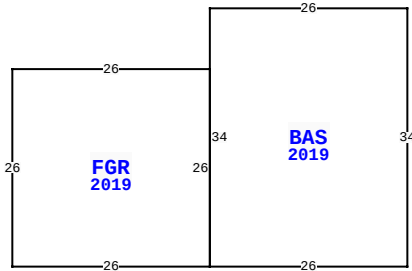
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,209	100	1,209	115,434
BAS	884	100	884	84,403
FGR	676	55	372	35,518
FOP	112	30	34	3,246
FOP	231	30	69	6,588
TOTALS	3,112		2,568	245,190

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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	1242	WD DECK A	0	100	0	0			
2	0812	CONCRETE C	0	100	0	0			
3	0300	BOAT DCK W	0	100	21	10			
4	0920	CWALL -WD/M	0	100	0	0			
5	1242	WD DECK A	0	100	0	0			
6	0811	CONCRETE B	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000130	C	SFR WATER	100	0006

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,568	88.5600	110.70	284,278	1985	1995	0	0	0	13.75	86.25
1 SNGL FAM - 100% - 2004 Heated Area: 2093 HX Base Yr 2004												



NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 1 4
VALUATION BY												STANDARD
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE												245,190
TOTAL MARKET OB/XF VALUE												24,862
TOTAL LAND VALUE - MARKET												110,000
TOTAL MARKET VALUE												380,052
SOH/AGL Deduction												92,007
ASSESSED VALUE												288,045
TOTAL EXEMPTION VALUE HX HB VX												55,000
BASE TAXABLE VALUE												233,045
TOTAL JUST VALUE												380,052
NCON VALUE												600
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												369,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001518	XFOB	24,930	02/03/2023
B0311636	XFOB	6,270	09/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1066/0269	7/01/2002	WD	Q	I		162,500	
GRANTOR: SALMON TERRY LEE							
GRANTEE: WHITNEY RICHARD JR							
0884/1704	5/27/1999	QC	U	I	07	100	
GRANTOR: SALMON TERRY & SYLVIA							
GRANTEE: SALMON TERRY LEE							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=15,34] E52 N13 W11 N13 W41 S26 \$												
BAS=[YR=2019;ORIG=0,34] W26 N34 E26 S34 \$												
FGR=[YR=2019;ORIG=-26,34] W26 N26 E26 S26 \$												
FOP=[YR=2019;ORIG=67,21] N21 W11 S21 E11 \$												
FOP=[YR=1993;ORIG=56,0] W14 S8 E14 N8 \$												
PTR=[ORIG=15,34] W15 E15 \$												

LAND DESCRIPTION										TOTAL OB/XF										24,862									
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												