LOT 23
NASSAU LANDING SUB PB 4/84-85

RHYNER PHILLIP C & PAZ ANN
75028 EDWARDS ROAD
YULEE, FL 32097

2024

13-2N-26-4200-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

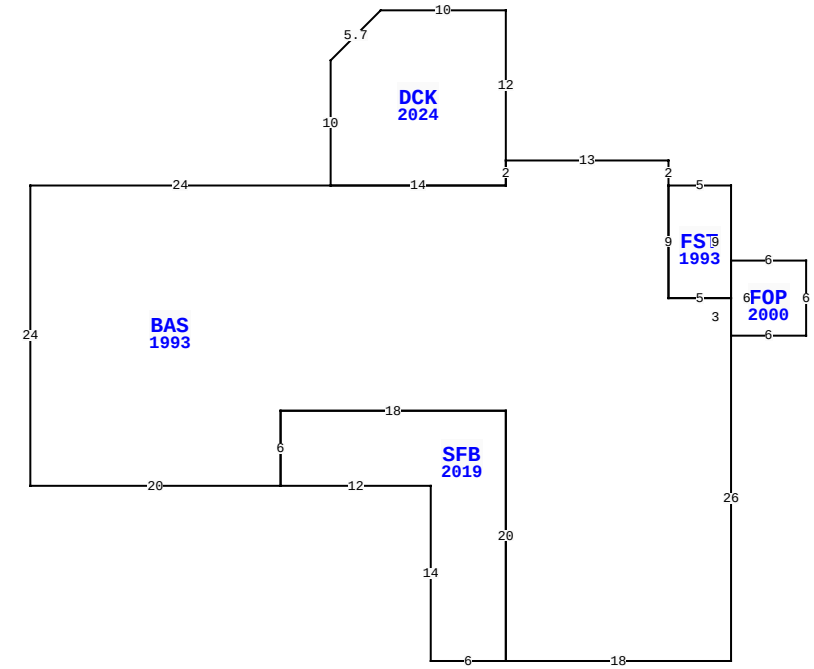
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,469	100	1,469	179,442
DCK	188	10	19	2,321
FOP	36	30	11	1,344
FST	45	55	25	3,054
SFB	192	80	154	18,811
TOTALS	1,930		1,678	204,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,678	106.8000	133.50	224,013	1987	2005	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 2024 Heated Area: 1623 HX Base Yr



75028 EDWARDS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,972
TOTAL MARKET OB/XF VALUE	23,850
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	283,822
SOH/AGL Deduction	0
ASSESSED VALUE	283,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,822
TOTAL JUST VALUE	283,822
NCON VALUE	22,587
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,846

GR/UT'S AND PL SHED ARE ATTACHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/731	6/01/2023	WD	Q	I	01	360,000
GRANTOR: SMIT ROBIN & LAURA MA						
GRANTEE: RHYNER PHILLIP C &						
2115/0722	3/31/2017	WD	Q	I	01	185,500
GRANTOR: FKR INC						
GRANTEE: SMIT ROBIN & LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-5,0] N2 W13 S2 W14 W24 S24 E20 N6 E18 S20 E18 N26 N3 W5 N9 $
SFB=[YR=2019;ORIG=-36,24] E12 S14 E6 N20 W18 S6 $
DCK=[YR=2024;ORIG=-18,-14] S12 S2 W14 N10 U4R4 E10 $
FST=[YR=1993;ORIG=0,0] W5 S9 E5 N9 $
FOP=[YR=2000;ORIG=0,12] E6 N6 W6 S6 $
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EXTRA FEATURES

LN	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	0	60	30	1,800.00	SF	6.50	6.50	100	1987	1987	3	52	6,084	
2	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	1994	1994	3	40	4,032	
3	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	1997	1997	3	40	4,032	
4	0812	CONCRETE C	0	0	0	0	2,241.00	SF	4.00	4.00	100	2002	2002	3	82	7,350	
5	0680	POLE SHED	1	0	20	12	240.00	SF	10.00	10.00	100	2024	2022		98	2,352	

LAND DESCRIPTION

TOTAL OB/XF 23,850

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS