LOT 26
IN OR 2272/509
NASSAU LANDING SUB

SIMMONS JAMES WILLIAM/CLAYTON NENA STERN
75054 EDWARDS RD
YULEE, FL 32097

2024

13-2N-26-4200-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

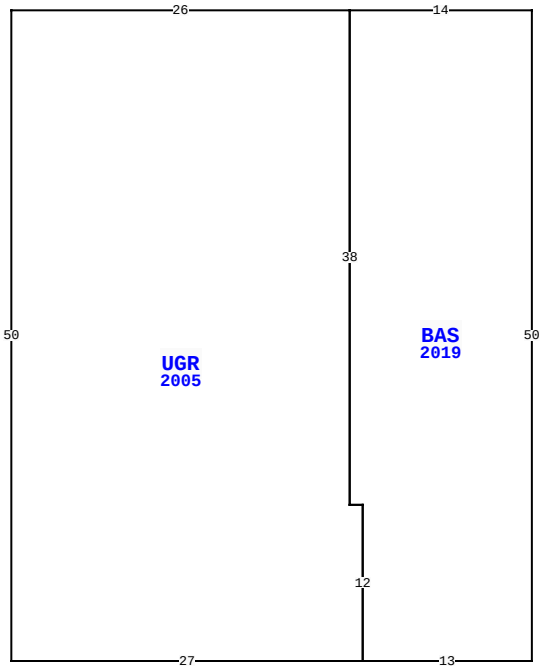
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	688	100	688	83,459
UGR	1,312	45	590	71,570
TOTALS	2,000		1,278	155,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,278	101.0880	126.36	161,488	2005	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2020 Heated Area: 688 HX Base Yr 2020



75054 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		155,028
TOTAL MARKET OB/XF VALUE		4,990
TOTAL LAND VALUE - MARKET		55,550
TOTAL MARKET VALUE		215,568
SOH/AGL Deduction		126,071
ASSESSED VALUE		89,497
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,497
TOTAL JUST VALUE		215,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000023	CO ISSUED	0	01/02/2020
19003982	ADDITION	149,071	05/01/2019
C14643	CO ISSUED	0	08/18/2009
B14643	NEW CONSTR	82,500	02/01/2005
E14436	ELEC OTHER	400	02/01/2005
P09099	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/0509	5/02/2019	WD	Q	I	02	88,500
GRANTOR: BRYANT DENNIS NORMAN						
GRANTEE: SIMMONS JAMES WILLI						
1609/0914	3/10/2009	WD	Q	I	01	85,000
GRANTOR: DAVIS BRIAN C & MELIS						
GRANTEE: BRYANT DENNIS NORMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 UGR=[YR=2005] W26 S50 E27 N12 W1 N38$ S38 E1 S12 E13 N50$.

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	0811	CONCRETE B	0	100	0	0	1,103.00	SF	5.20	5.20	100	2006	2006	3	87	4,990	

LAND DESCRIPTION

TOTAL OB/XF 4,990

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	100	0006	RSF-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	55,000.00	55,000.00	55,550							

REVIEW DATE 10/04/2019 BY KB Total Acres: 1.01 Total Land Value: 55,550 Market: 0 Agricultural: 0 Common: 55,550 PRINTED 08/06/2024 BY SYS