LOTS 27 & 28
NASSAU LANDING PB 4/84 & 85

SHIFFLETT RICHARD JR
75072 EDWARDS RD
YULEE, FL 32097

2024

13-2N-26-4200-0027-0000

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	14	CARPET 90
Interior Floo	15	HARDTILE 10
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

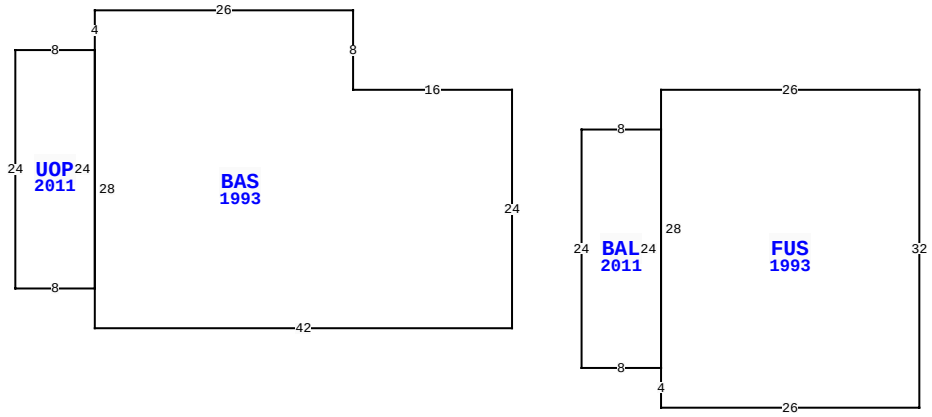
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	29	2,841
BAS	1,216	100	1,216	119,089
FUS	832	100	832	81,482
UOP	192	20	38	3,721
TOTALS	2,432		2,115	207,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	120.9271	114.88	242,971	1985	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2022 Heated Area: 2048 HX Base Yr 2022



75072 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		207,133
TOTAL MARKET OB/XF VALUE		4,380
TOTAL LAND VALUE - MARKET		122,100
TOTAL MARKET VALUE		333,613
SOH/AGL Deduction		0
ASSESSED VALUE		333,613
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,613
TOTAL JUST VALUE		333,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305995	ROOF	8,000	05/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/1565	6/11/2019	WD	Q	I	01	216,000
GRANTOR: FOOTE GREGORY & BARBA						
GRANTEE: SHIFFLETT RICHARD J						
1066/0490	7/02/2002	WD	Q	I		150,000
GRANTOR: SKOWRON PETER J & SUE						
GRANTEE: FOOTE GREGORY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N8 W26 S4 UOP=[YR=2011] W8 S24 E8 N24$ S28 E42 N24$ PTR=E15 FUS=[YR=1993] E26 S32 W26 N4 BAL=[YR=2011] W8 N24 E8 S24$ N28$ W15$.

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	1242	WD DECK A	0	100	0	0	140.00	SF	13.50	13.50	100	1998	1998	3	20	378	
2	1242	WD DECK A	0	100	0	0	87.00	SF	13.50	13.50	100	1998	1998	3	20	235	
3	0940	SHEDS/PORT	0	100	16	24	384.00	SF	18.30	18.30	100	2000	2000	3	20	1,405	
4	0351	CARPORT MT	0	100	22	12	264.00	SF	6.60	6.60	100	2000	2000	3	20	348	
5	0940	SHEDS/PORT	0	100	24	14	336.00	SF	18.30	18.30	100	2000	2000	3	20	1,230	
6	1242	WD DECK A	0	100	0	0	392.00	SF	10.00	10.00	100	2000	2000	3	20	784	

LAND DESCRIPTION

TOTAL OB/XF 4,380

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		RSF-1	0.00	0.00	2.22	AC		1.00	1.00	1.00	55,000.00	55,000.00	122,100							

REVIEW DATE 02/03/2020 BY KBA Total Acres: 2.22 Total Land Value: 122,100 Market: 0 Agricultural: 0 Common: 122,100 PRINTED 08/06/2024 BY SYS