LOT 29
NASSAU LANDING PB 4/84 & 85

WILLIAMS JEFFREY P & SORAYA H
75086 EDWARD ROAD
YULEE, FL 32097

2024

13-2N-26-4200-0029-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

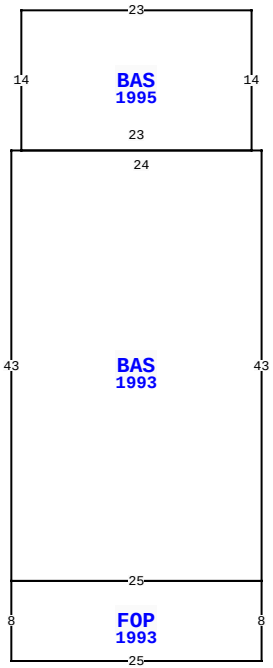
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100	1,075	105,806
BAS	322	100	322	31,693
FOP	200	30	60	5,905
TOTALS	1,597		1,457	143,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,457	116.7390	110.90	161,581	1910	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1397 HX Base Yr 2024



75086 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		143,403
TOTAL MARKET OB/XF VALUE		12,074
TOTAL LAND VALUE - MARKET		59,400
TOTAL MARKET VALUE		214,877
SOH/AGL Deduction		0
ASSESSED VALUE		214,877
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,877
TOTAL JUST VALUE		214,877
NCON VALUE		6,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-11933	SCRN ENCLOSURE	4,500	09/19/2023
B25626	REMODEL	5,750	02/01/2012
95-2150	CHNGE SRVC	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2259/0840	2/22/2019	WD	Q	I	01	183,000
GRANTOR: TOOLE ELIZABETH						
GRANTEE: WILLIAMS JEFFREY P						
2259/0840	2/22/2019	WD	Q	I	01	183,000
GRANTOR: BIDDLE PAULA ELIZABET						
GRANTEE: WILLIAMS JEFFREY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W23 S14 BAS=[YR=1993] W1 S43 FOP=[YR=1993] S8 E25 N8 W25$ E25 N43 W24$ E23 N14$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1995	1995	3	23	3,220	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1995	1995	3	20	800	
3	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2000	2000	3	79	2,054	
4	0910	SCRN RM L	0	100	20	20	400.00	SF	15.00	15.00	100	2024	2023		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,074

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	1.08	AC		1.00	1.00	1.00	55,000.00	55,000.00	59,400							

REVIEW DATE 12/11/2023 BY KWX Total Acres: 1.08 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 08/06/2024 BY SYS