LOT 30
IN OR 2236/1431
NASSAU LANDING SUB

BRAND RICHARD J & DEBRA A L/E/
75096 EDWARDS RD
YULEE, FL 32097

2024

13-2N-26-4200-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

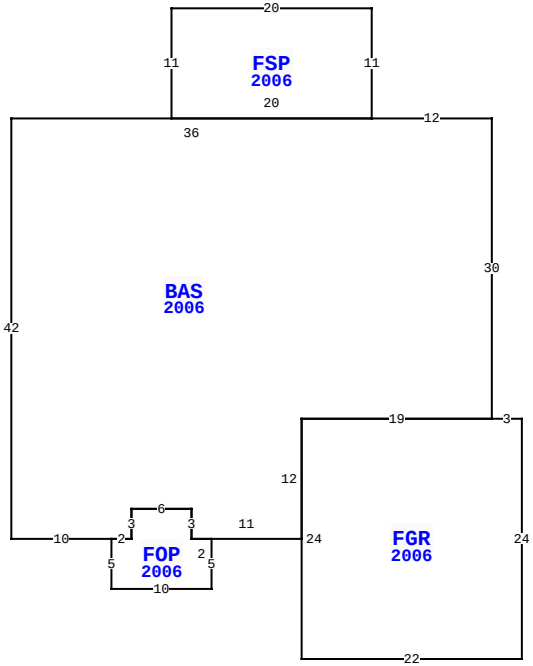
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,770	100	1,770	211,125
FGR	528	55	290	34,591
FOP	68	30	20	2,385
FSP	220	40	88	10,496
TOTALS	2,586		2,168	258,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,168	109.3680	136.71	296,387	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2018 Heated Area: 1770 HX Base Yr 2018



75096 EDWARDS RD, YULEE

BLD DATE	11/21/2006	JM	LGL DATE		
XF DATE	11/21/2006	JM	LAND DATE	11/17/2006	JM
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,045
TOTAL MARKET OB/XF VALUE		40,112
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		373,157
SOH/AGL Deduction		165,135
ASSESSED VALUE		208,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,022
TOTAL JUST VALUE		373,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701956	GARAGE	44,368	04/02/2017
B17718	ADDITION	2,000	08/01/2006
B18278	SWIM POOL	35,800	08/01/2006
C15822	CO ISSUED	131,576	12/01/2005
E16470	ELEC OTHER	2,000	12/01/2005
M10855	OTHER	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/1431	11/08/2018	LE	U	I	11	100
GRANTOR: BRAND RICHARD J & DEB						
GRANTEE: BRAND RICHARD J & D						
2097/1165	1/27/2017	SW	U	I	12	215,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: BRAND RICHARD J & D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N24W3BAS=[YR=2006] N30W12FSP 2006=N11W20S11E20$W36S42E10FOP 2006=S5E10N5W2N3W6S3W2$E2N3E6S 3E11N12E19$W19S24E22$.

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	1127	BRICK 8"	0	100	0	0	52.00	SF	11.00	11.00	100	2006	2006	3	96	549	
2	0812	CONCRETE C	0	100	0	0	3,089.00	SF	4.00	4.00	100	2006	2006	3	87	10,750	
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2006	2006	3	44	19,149	
4	0940	SHEDS/PORT	0	100	0	0	240.00	SF	30.00	30.00	100	2006	2006	3	27	1,944	
5	0845	KOOL DECK	0	100	0	0	924.00	SF	7.25	7.25	100	2006	2006	3	87	5,828	
6	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	2017	2017	3	97	1,892	

LAND DESCRIPTION

TOTAL OB/XF 40,112

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	1.00	AC		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/29/2019 BY KB Total Acres: 1.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

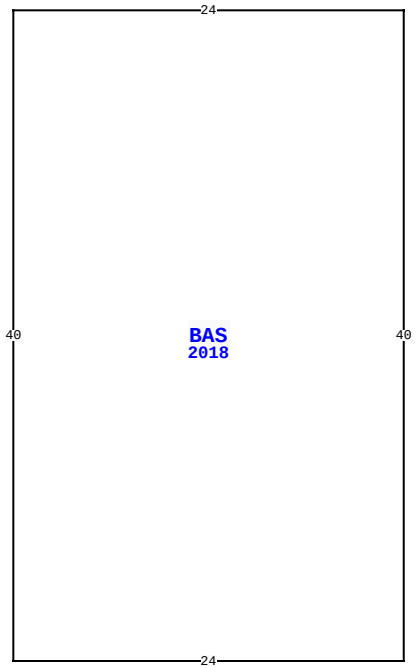
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	19,447
TOTALS	960		960	19,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	61.5600	21.55	20,688	2017	2017	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2018 Heated Area: 960 HX Base Yr 2018



75096 EDWARDS RD, YULEE

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TOTAL JUST VALUE		373,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15822	NEW CONSTR	131,576	12/01/2005
P10165	OTHER	0	10/01/2005
R08069	REPAIR/RRF	4,000	08/01/2005

SALES DATA

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GRANTOR: BRAND RICHARD J & DEB						
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2097/1165	1/27/2017	SW	U	I	12	215,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: BRAND RICHARD J & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S40 E24 N40$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/29/2019 BY KB Total Acres: 1.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS