

LEE TROY D & KATHLEEN L L/E/
75122 EDWARDS STREET
YULEE, FL 32097

13-2N-26-4200-0033-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 100										0100 01 2,082 107.4080 102.04 212,447 1991 1991 0 0 15.25 84.75										Tax Group: 4 Tax Dist:									
Roof Structure 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2011 Heated Area: 1605 HX Base Yr 2011										BUILDING MARKET VALUE 180,049									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 12,614									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 157,300									
Interior Floor 14 CARPET 80																				TOTAL MARKET VALUE 349,963									
Interior Floor 11 CLAY TILE 20																				SOH/AGL Deduction 219,772									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 130,191									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 2 100																				BASE TAXABLE VALUE 80,191									
Bathrooms 2 100																				TOTAL JUST VALUE 349,963									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 384,605									
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 1,605 100 1,605 138,798																													
DCK 48 10 5 432																													
FGR 728 55 400 34,592																													
FOP 125 30 38 3,287																													
FSP 84 40 34 2,940																													
TOTALS 2,590 2,082 180,049																													
EXTRA FEATURES 75122 EDWARDS RD, YULEE																													
L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES																													
1 0940 SHEDS/PORT 0 100 20 20 400.00 SF 20.10 20.10 100 1991 1991 3 20 1,608																													
2 0812 CONCRETE C 0 100 0 0 1,572.00 SF 4.00 4.00 100 1991 1991 3 62 3,899																													
3 0810 CONCRETE A 0 100 0 0 214.00 SF 6.50 6.50 100 1992 1992 3 64 890																													
4 0810 CONCRETE A 0 100 8 5 40.00 SF 6.50 6.50 100 1991 1991 3 62 161																													
5 0825 BRICK 0 100 10 2 20.00 SF 12.50 12.50 100 1992 1992 3 88 220																													
6 0810 CONCRETE A 0 100 10 5 50.00 SF 6.50 6.50 100 1992 1992 3 64 208																													
7 0811 CONCRETE B 0 100 30 21 630.00 SF 5.20 5.20 100 2000 2000 3 79 2,588																													
8 0811 CONCRETE B 0 100 32 21 672.00 SF 5.20 5.20 100 2006 2006 3 87 3,040																													
LAND DESCRIPTION TOTAL OB/XF 12,614																													
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																													
1 000100 C SFR 100 RSF-1 0.00 0.00 1.15 AC 1.00 1.00 1.00 55,000.00 55,000.00 63,250																													
2 000100 C SFR 100 RSF-1 0.00 0.00 1.71 AC 1.00 1.00 1.00 55,000.00 55,000.00 94,050																													
REVIEW DATE 10/28/2019 BY KBA Total Acres: 2.86 Total Land Value: 157,300 Market: 0 Agricultural: 0 Common: 157,300 PRINTED 08/06/2024 BY SYS																													