

LESTER JOHN P & KIM K
75241 EDWARDS ROAD
YULEE, FL 32097

14-2N-26-4280-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A YB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	03	VINYL 100								0800	02	1,074	117.2000	87.90	94,405	2000	2000	0	0	0	54.00	46.00																							
RooF Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0										Heated Area: 1056										HX Base Yr															
RooF Cover	03	COMP SHNGL 100								24 44 24 16 12 10 12 28 BAS 2022 DCK 2022																																			
Interior Wall	05	DRYWALL 100																																											
Interior Floo	14	CARPET 80																																											
Interior Floo	08	SHT VINYL 20																																											
Air Condition	03	CENTRAL 100																																											
Heating Type	04	AIR DUCTED 100																																											
Bedrooms		3 100																																											
Bathrooms		2 100																																											
Frame	02	WOOD FRAME 100																																											
Stories Units	1.	1. 100																																											
BUD8 Adjustme	04	DIST 01 100																																											
Quality		03	Quality Level 03																																										
DOR CODE		0200	MOBILE HOME																																										
MAP NUM			MKT AREA																		05																								
NEIGHBORHOOD/LOC		5001.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	1,056	100	1,056	42,698																																									
DCK	120	15	18	728																																									
TOTALS		1,176		1,074	43,426																																								
EXTRA FEATURES										75241 EDWARDS RD, YULEE										BLD DATE										LGL DATE															
																				XF DATE										LAND DATE															
																				INC DATE										AG DATE															
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																													
1	0680	POLE SHED	0	0	26	67	1,742.00	SF	8.00	8.00	100	1984	1984	3	20	2,787																													
LAND DESCRIPTION																										TOTAL OB/XF										2,787									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	000116	C	SFR MARSH	0		RM	190.00	245.00	190.00	FF		1.00	1.00	1.00	700.00	700.00	133,000																												
REVIEW DATE 02/15/2023 BY KW Total Acres: 0.00 Total Land Value: 133,000 Market: 0 Agricultural: 0 Common: 133,000 PRINTED 08/06/2024 BY SYS																																													