SUB OF GOVT LOT 9 SEC 14-2N-26
IN OR 2431/1574
AKA LOT 60 UNREC

ESPINOSA ADAM MATTHEW & MICHELLE LEA
75154 EDWARDS RD
YULEE, FL 32097

2024

14-2N-26-4280-0002-0210

BUILDING CHARACTERISTICS

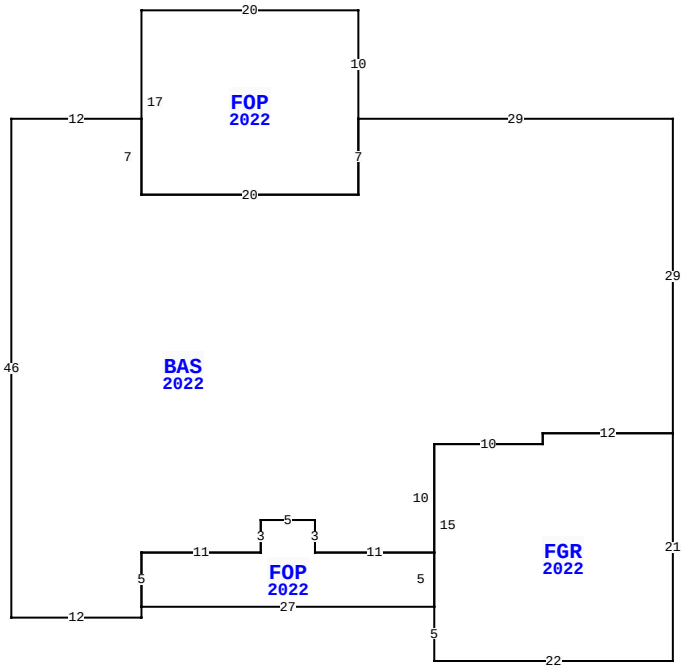
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,125	100	2,125	310,711
FGR	452	55	249	36,408
FOP	150	30	45	6,580
FOP	340	30	102	14,915
TOTALS	3,067		2,521	368,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,521	117.0288	146.29	368,797	2022	2022	0	0	0	0.05	99.95

1 SNGL FAM – 100% - 2023 Heated Area: 2125 HX Base Yr 2023



75154 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		433,687
TOTAL MARKET OB/XF VALUE		6,569
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		545,256
SOH/AGL Deduction		1,732
ASSESSED VALUE		543,524
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		493,524
TOTAL JUST VALUE		545,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010185	CO ISSUED	0	07/01/2022
21016527	NEW CONSTR	307,049	11/30/2021
21006278	GARAGE	25,000	05/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2431/1574	2/05/2021	TD	Q	V	01	145,000
GRANTOR: LORENZO SOL LIVING TR						
GRANTEE: ESPINOSA ADAM MATTH						
1782/1298	2/28/2012	WD	U	I	30	100
GRANTOR: LORENZO SOL						
GRANTEE: LORENZO SOL TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W29 FOP=[YR=2022] N10 W20 S17 E20 N7$ S7 W20 N7 W12 S46 E12 N1 FOP=[YR=2022] E27 FGR=[YR=2022] S5 E22 N21 W12 S1 W10 S15$ N5 W11 N3 W5 S3 W11 S5$ N5 E11 N3 E5 S3 E11 N10 E10 N1 E12 N29$.

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	0812	CONCRETE C	0	100	0	0	1,068.00	SF	4.00	4.00	100	2021	2021	3	99	4,229	
2	0810	CONCRETE A	0	100	120	3	360.00	SF	6.50	6.50	100	2022	2022	3	100	2,340	

LAND DESCRIPTION

TOTAL OB/XF 6,569

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	000115	C	SFR ACRES	100		RM	0.00	0.00	1.50	AC		1.00	1.00	1.00	70,000.00	70,000.00	105,000							

REVIEW DATE 12/28/2022 BY KW Total Acres: 1.50 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS

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AKA LOT 60 UNREC

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2024

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BUILDING CHARACTERISTICS

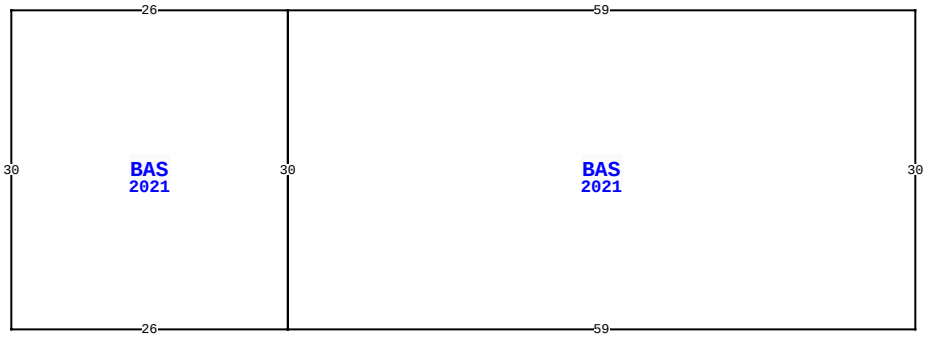
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 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
BAS	780	100	780	19,905
BAS	1,770	100	1,770	45,169
TOTALS	2,550		2,550	65,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,550	74.4096	26.04	66,402	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 2550 HX Base Yr 2023



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1782/1298	2/28/2012	WD	U	I	30	100
GRANTOR: LORENZO SOL						
GRANTEE: LORENZO SOL TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W59 BAS=[YR=2021] W26 S30 E26 N30$ S30 E59 N30$.

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 12/28/2022 BY KW Total Acres: 1.50 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS