

SUB LOT 28 (PAR 14)&
SUB PT OF 29 (36-1)
IN OR 1787/1634

HENGY EDWARD J & BOBBIE
3719 COSMOS CT
PHILADELPHIA, PA 19136

2024

14-2N-26-4280-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
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	1,560	100	1,560	125,365
FSP	56	40	22	1,768
FSP	340	40	136	10,930
FST	80	55	44	3,536
FUS	713	100	713	57,299
UGR	700	45	315	25,314
UOP	100	20	20	1,607
UOP	310	20	62	4,983
TOTALS	3,859		2,872	230,801

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	12	20	240.00	SF	6.50	6.50	
3	0300	BOAT DCK W	0	0	8	24	192.00	SF	40.00	40.00	
4	0940	SHEDS/PORT	0	0	10	17	170.00	SF	30.00	30.00	
5	0940	SHEDS/PORT	0	0	9	10	90.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000130	C	SFR WATER	0		RM	147.00	287.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,872	111.3000	105.74	303,685	1958	1975	0	0	24.00	76.00
1 SINGLE FAM - 0% - 0 Heated Area: 2273 HX Base Yr											

75319 EDWARDS RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		230,801	
TOTAL MARKET OB/XF VALUE		4,863	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		345,664	
SOH/AGL Deduction		17,781	
ASSESSED VALUE		327,883	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		327,883	
TOTAL JUST VALUE		345,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,668	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8051	MH MOVE-ON	18,500	02/15/1990
2303	N/A	4,800	10/05/1987
4347	N/A	24,955	09/08/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1787/1634	1/17/2012	PR	Q	I	02
GRANTOR:MASTIN FREDERICK D P/					SALE PRICE
GRANTEE: HENGY EDWARD J & BO					185,000
0340/0077	6/01/1981	WD	Q	I	
GRANTOR:					30,000
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W20 UOP=[YR=1993] N10 W10 FSP=[YR=1993] W34 S10 E34 N10 \$ S10 E10 \$ W6 BAS=[YR=1993] W52 S30 E3 FSP=[YR=1993] S8 E7 N8 W7 \$ E49 FST=[YR=1993] E8 N10 W8 S10 \$ N30 \$ S20 E8 S10E18 N30 \$ PTR=E15 UOP=[YR=1993] E31 S10 FUS=[YR=1993] S23 W31 N23 E31\$ W31 N10\$ W15\$.											