LOTS 50 & 51
SUB OF GOVT LOT 9 UNR

WILSON WILLIAM HENRY & JOLYNN
75302 EDWARDS RD
YULEE, FL 32097

2024

14-2N-26-4280-0015-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

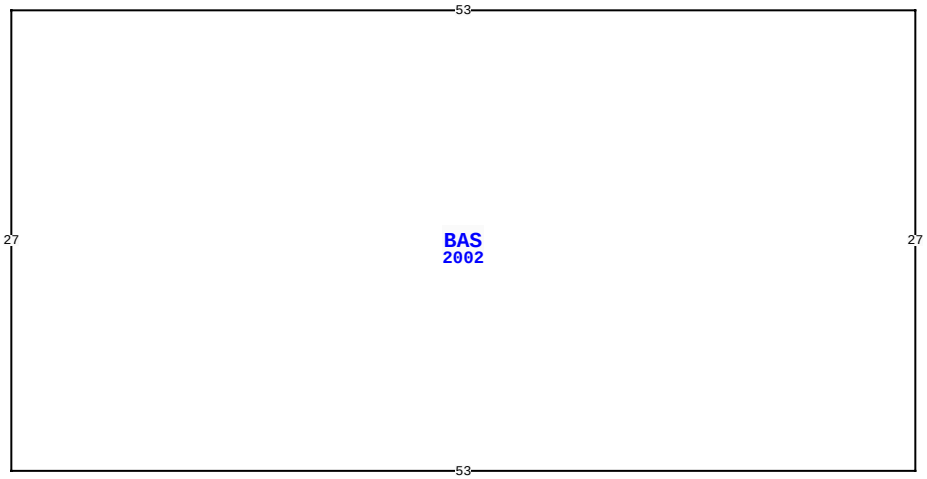
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	1,431	130,816
TOTALS	1,431		1,431	130,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,431	152.3600	114.27	163,520	2002	2015	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2020 Heated Area: 1431 HX Base Yr 2020



75302 EDWARDS RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		130,816
TOTAL MARKET OB/XF VALUE		1,536
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		192,352
SOH/AGL Deduction		61,477
ASSESSED VALUE		130,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,875
TOTAL JUST VALUE		192,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310646	ADDITION	500	01/01/2003
MH023960	MH MOVE-ON	0	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/1286	4/17/2019	WD	Q	I	02	145,000
GRANTOR: COLBORN JEANNE M						
GRANTEE: WILSON WILLIAM HENR						
1089/1464	10/23/2002	WD	U	I	10	100
GRANTOR: HUTSON DIANE						
GRANTEE: COLBORN JEANNE MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W53 S27 E53 N27 $.

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	0940	SHEDS/PORT	0	100	8	7	56.00	SF	30.00	30.00	100	1997	1997	3	20	336	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2002	2002	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,536

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	000102	C	SFR/MH	100		RM	200.00	200.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS