

SUB LOTS 26 & 27 (PARS 16 & 17
IN OR 560/326 & 329 EX 16-1
R568096 & R568097

KURLIN THOMAS M & LAURIE A L/E/
75293 EDWARDS ROAD
YULEE, FL 32097

2024

14-2N-26-4280-0016-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		05	AVERAGE 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		04	PLYWOOD 100	
Interior Floo		14	CARPET 100	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			2 100	
Bathrooms			2 100	
Frame		02	WOOD FRAME 100	
Stories		1.	1. 100	
Units			0 100	
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	1,277	100	1,277	31,376
FEP	864	85	734	18,035
FSP	380	60	228	5,602
UOP	240	25	60	1,474
TOTALS	2,761		2,299	56,486

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,299	117.0000	81.90	188,288	1967	1980	0	0	70.00	30.00

1 M/H 93- - 100% - 1992

Heated Area: 2011

HX Base Yr 1992

The diagram shows a floor plan with four distinct areas, each labeled with a code and the year 1993. The areas are UOP (top), FEP (middle), BAS (large central area), and FSP (bottom). Dimensions are provided for each section.

- UOP 1993:** A small rectangular area at the top with a width of 20 and a height of 12.
- FEP 1993:** A rectangular area below UOP with a width of 22 and a height of 14.
- BAS 1993:** A large rectangular area in the center with a width of 43 and a height of 25.
- FSP 1993:** A rectangular area at the bottom with a width of 38 and a height of 10.

Additional dimensions and offsets are shown for the layout, including a 20 offset for the top section, a 12 offset for the middle section, a 36 offset for the large central area, and a 42 offset for the bottom section.

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	400	100	400	7,896
TOTALS	400		400	7,896

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	0920	CWALL -WD/M	0	100	0	0	100.00	LF	390.00	390.00	
12	0812	CONCRETE C	0	100	0	0	2,826.00	SF	4.00	4.00	
13	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	
14	1242	WD DECK A	0	100	10	7	70.00	SF	10.00	10.00	
15	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	
16	0311	WD GANG WY	0	100	16	4	64.00	SF	45.00	45.00	
17	0303	FLT DOCK W	0	100	13	7	91.00	SF	26.00	26.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	400	94.0000	65.80	26,320	1966	1966	0	0	70.00	30.00
2 M/H 93- - 0% - 1992											
Heated Area: 400											
HX Base Yr 1992											
BAS 1993											

75293 EDWARDS RD, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
17,542											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		64,382	
TOTAL MARKET OB/XF VALUE		29,126	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		203,508	
SOH/AGL Deduction		68,302	
ASSESSED VALUE		135,206	
TOTAL EXEMPTION VALUE		SL HX HB 128,855	
BASE TAXABLE VALUE		6,351	
TOTAL JUST VALUE		203,508	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,230	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2406/0163	10/28/2020	QC	U	I	11	100	
GRANTOR: KURLIN THOMAS MITCHEL							
GRANTEE: KURLIN JONATHAN P &							
0560/0329	1/04/1989	WD	Q	I		60,000	
GRANTOR: TAYLOR DENNY O							
GRANTEE: KURLIN THOMAS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 S10 E40 N10 \$.											