

PT OF SUBLOT 27
IN OR 1474/821
R408050 & R408051

CAMPBELL KRISTEN L
75299 EDWARDS ROAD
YULEE, FL 32097

2024

14-2N-26-4280-0016-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 100								0800	02	1,188	116.4000	87.30	103,712	2019	2019	0	0	0	5.00	95.00	STANDARD																
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ - 100% - 2016										Heated Area: 1188										HX Base Yr 2016									
Roof Cover	03	COMP SHNGL 100								27 44 27 44 BAS 2019																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 60																																					
Interior Floo	08	SHT VINYL 40																																					
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																																					
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	1,188	100	1,188	98,526																																			
TOTALS		1,188	1,188	98,526																																			
EXTRA FEATURES										75299 EDWARDS RD, YULEE										BLD DATE 03/14/2008 KK LGL 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	0810	CONCRETE A	0 100	0	0	437.00	SF	6.50	6.50	100	1980	1980	3	32.5	923																								
2	0812	CONCRETE C	0 100	0	0	1,503.00	SF	4.00	4.00	100	1995	1995	3	70	4,208																								
3	0920	CWALL-WD/M	0 100	0	0	45.00	LF	390.00	390.00	100	1995	1995	3	20	3,510																								
4	0300	BOAT DCK W	0 100	0	0	642.00	SF	40.00	40.00	100	1991	1991	3	20	5,136																								
LAND DESCRIPTION																	TOTAL OB/XF 13,777																						
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	000130	C	SFR WATER	100		RM	96.00	235.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000																						
REVIEW DATE 07/11/2019 BY KB Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS																																							