

SUB LOT 16 & W 50' OF SUBLT 15
PARCELS 22 & 2-7
IN OR 2494/837

BRADLEY DENNIS J REV TRUST/BRADLEY DENNIS J TRUSTE
75253 EDWARDS RD
YULEE, FL 32097

2024

14-2N-26-4280-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality 01 Quality Level 01
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
BAL	20	15	3	410
BAL	264	15	40	5,465
BAS	1,931	100	1,931	263,813
FCP	1,662	25	416	56,834
FGR	360	55	198	27,051
FOP	390	30	117	15,985
FOP	577	30	173	23,635
FST	20	55	11	1,503
FST	340	55	187	25,548
STR	60	10	6	820

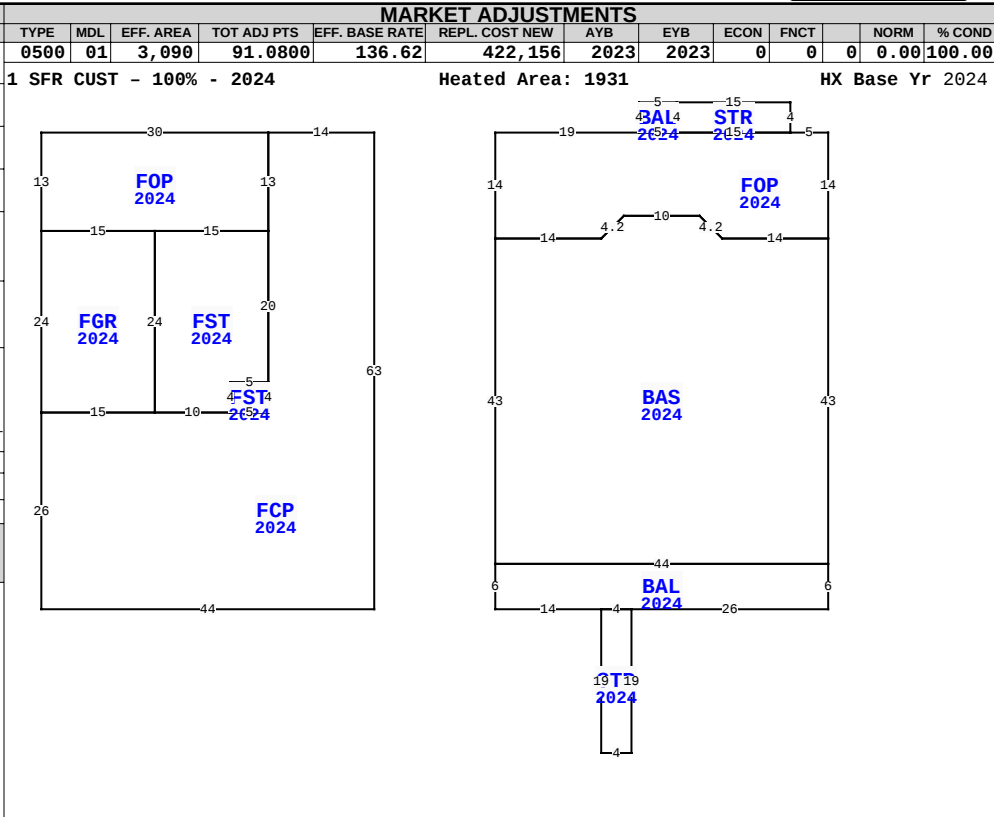
TOTALS 5,700 3,090 422,156

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
3	0409	ELEVATOR R	0 100	0 0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

LAND DESCRIPTION

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	000116	C	SFR MARSH	100		RM	125.00	237.00	125.00	FF		1.00	1.00	0.62	700.00	436.80	54,600							



** This building has 11 Sub-Areas

75253 EDWARDS RD, YULEE

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		422,156	
TOTAL MARKET OB/XF VALUE		10,200	
TOTAL LAND VALUE - MARKET		54,600	
TOTAL MARKET VALUE		486,956	
SOH/AGL Deduction		0	
ASSESSED VALUE		486,956	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		436,956	
TOTAL JUST VALUE		486,956	
NCON VALUE		432,356	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		66,600	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220008867	CO'D	380,066	12/11/2023
82215557	NEW CONSTR	380,066	10/18/2022
22012196	DEMOLITION	5,000	08/10/2022
8051	MH MOVE-ON	18,500	02/15/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0837	9/03/2021	WD	Q	I	01	80,000
GRANTOR: NEWELL HELEN D						
GRANTEE: BRADLEY DENNIS J RE						
1930/0792	7/30/2014	WD	U	I	11	100
GRANTOR: SMITH TINA NICOLE GUA						
GRANTEE: NEWELL HELEN D						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=0,11] E14 U3R3 E10 D3R3 E14 S43 W44 N43 \$	
FOP=[YR=2024;ORIG=44,-3] S14 W14 U3L3 W10 D3L3 W14 N14 E19 E5 E15 E5 \$	
BAL=[YR=2024;ORIG=19,-3] E5 N4 W5 S4 \$	
STR=[YR=2024;ORIG=24,-7] E15 S4 W15 N4 \$	
BAL=[YR=2024;ORIG=0,54] E44 S6 W26 W4 W14 N6 \$	
STR=[YR=2024;ORIG=14,60] E4 S19 W4 N19 \$	
FOP=[YR=2024;ORIG=-60,-3] E30 S13 W15 W15 N13 \$	
FGR=[YR=2024;ORIG=-60,10] E15 S24 W15 N24 \$	
FST=[YR=2024;ORIG=-35,30] E5 S4 W5 N4 \$	
FST=[YR=2024;ORIG=-45,34] E10 N4 E5 N20 W15 S24 \$	
FCP=[YR=2024;ORIG=-16,-3] W14 S13 S20 S4 W5 W10 W15 S26 E44	

LAND DESCRIPTION										TOTAL OB/XF										10,200									
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					
1	000116	C	SFR MARSH	100		RM	125.00	237.00	125.00	FF		1.00	1.00	0.62	700.00	436.80	54,600												