SUB LOTS 7 8 9 10 11 & 46
IN DB 268 PG 234 & DB 273
PG 144 SUB OF GOVT 9 UNR

N E FLORIDA SPORTSMAN CLUB
C/O GERALD BARRY JR, 2021 JASMINE ST APT 42
FERNANDINA BEACH, FL 32034

2024

14-2N-26-4280-0023-0250

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	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

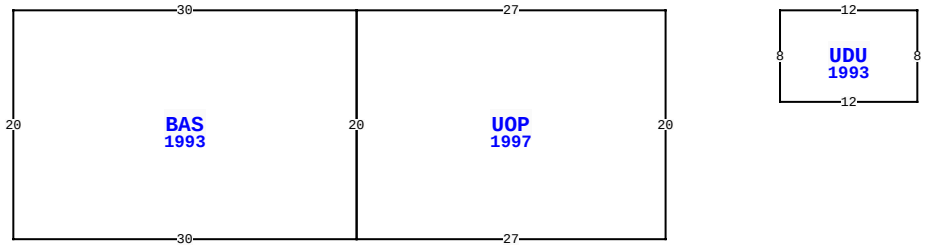
DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	36,784
UDU	96	55	53	3,249
UOP	540	20	108	6,621
TOTALS	1,236		761	46,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	761	83.0000	78.85	60,005	1963	1963	0	0	0	22.25	77.75

1 SINGLE FAM – 0% - 0 Heated Area: 600 HX Base Yr



75215 EDWARDS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,654
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		147,000
TOTAL MARKET VALUE		193,654
SOH/AGL Deduction		16,597
ASSESSED VALUE		177,057
TOTAL EXEMPTION VALUE	10	177,057
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		193,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W27 BAS=[YR=1993] W30 S20 E30 N20$ S20 E27 N20$ PTR=E10 UDU=[YR=1993] E12 S8 W12 N8$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	SFR MARSH	0		RM	350.00	230.00	350.00	FF		1.00	1.00	0.60	700.00	420.00	147,000							

REVIEW DATE 08/22/2022 BY HSA Total Acres: 0.00 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000 PRINTED 08/06/2024 BY SYS