SUB LOT 31
IN OR 770/975
SUB OF GOVT LOT 9 UNR

HARRISON KENNETH W SR & REBA L
12672 LANIER ROAD
JACKSONVILLE, FL 32226

2024

14-2N-26-4280-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

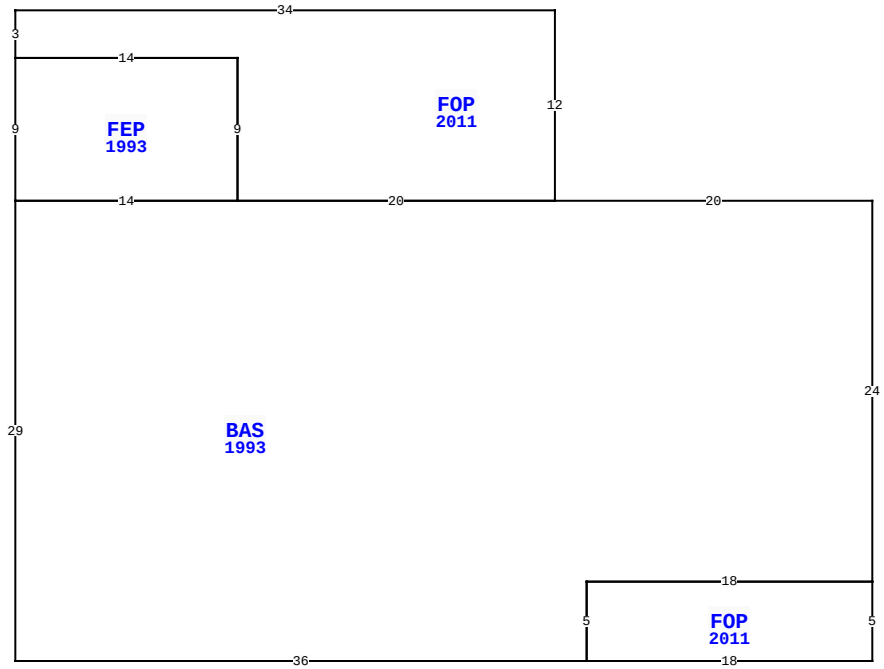
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1,476	123,800
FEP	126	80	101	8,472
FOP	90	30	27	2,265
FOP	282	30	85	7,130
TOTALS	1,974		1,689	141,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	109.0000	103.55	174,896	1962	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 1476 HX Base Yr



75341 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	172,969
TOTAL MARKET OB/XF VALUE	10,094
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	293,063
SOH/AGL Deduction	35,627
ASSESSED VALUE	257,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,436
TOTAL JUST VALUE	293,063
NCON VALUE	26,211
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0770/0975	9/09/1996	WD	U	I	05	64,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HARRISON KENNETH W						
0759/1434	5/14/1996	WD	U	I	19	100
GRANTOR: MIDFIRST BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 W20 W14 S29 E36 N5 E18 N24 $
FOP=[YR=2011;ORIG=-20,0] N12 W34 S3 E14 S9 E20 $
FOP=[YR=2011;ORIG=-18,29] E18 N5 W18 S5 $
FEP=[YR=1993;ORIG=-54,-9] E14 S9 W14 N9 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0920	CWALL-WD/M	0	0	0	0	91.00	LF	390.00	390.00	100	2000	2000	3	20	7,098	
4	0680	POLE SHED	0	0	18	15	270.00	SF	10.00	10.00	100	2000	2000	3	28	756	

LAND DESCRIPTION

TOTAL OB/XF 10,094

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	000130	C	SFR WATER	0	0006	RM	108.00	261.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 03/01/2024 BY KW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS

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SUB OF GOVT LOT 9 UNR

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JACKSONVILLE, FL 32226

2024

14-2N-26-4280-0026-0000

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	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

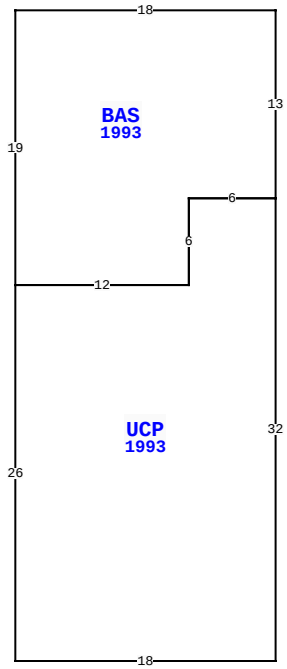
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100	306	3,828
UCP	504	20	101	1,264
TOTALS	810		407	5,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	407	71.5000	25.02	10,183	1980	1980	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 306 HX Base Yr



75341 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	172,969
TOTAL MARKET OB/XF VALUE	10,094
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	293,063
SOH/AGL Deduction	35,627
ASSESSED VALUE	257,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,436
TOTAL JUST VALUE	293,063
NCON VALUE	26,211
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0770/0975	9/09/1996	WD	U	I	05	64,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HARRISON KENNETH W						
0759/1434	5/14/1996	WD	U	I	19	100
GRANTOR: MIDFIRST BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993;ORIG=-18,19] S26 E18 N32 W6 S6 W12 $
BAS=[YR=1993;ORIG=0,0] W18 S19 E12 N6 E6 N13 $
.

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

REVIEW DATE 03/01/2024 BY KW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

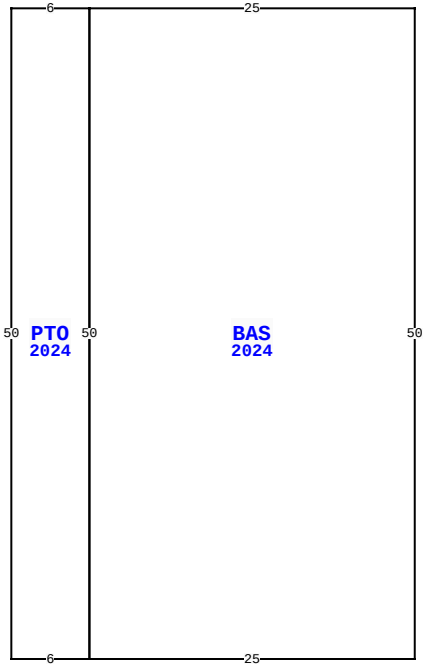
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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
BAS	1,250	100	1,250	25,901
PTO	300	5	15	311
TOTALS	1,550		1,265	26,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,265	59.8000	20.93	26,476	2023	2023	0	0	0	1.00	99.00

3 GARAGE RES – 0% - 2024 Heated Area: 1250 HX Base Yr



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0759/1434	5/14/1996	WD	U	I	19	100
GRANTOR: MIDFIRST BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E25 S50 W25 N50 $
PTO=[YR=2024;ORIG=44,10] E6 S50 W6 N50 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/01/2024 BY KW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS