SUB LOT 4 & 5
IN OR 2018/473 & OR 2018/755
SUB OF GOVT LOT 9 UNR

JONES BRENDA L
75169 EDWARDS RD
YULEE, FL 32097

2024

14-2N-26-4280-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

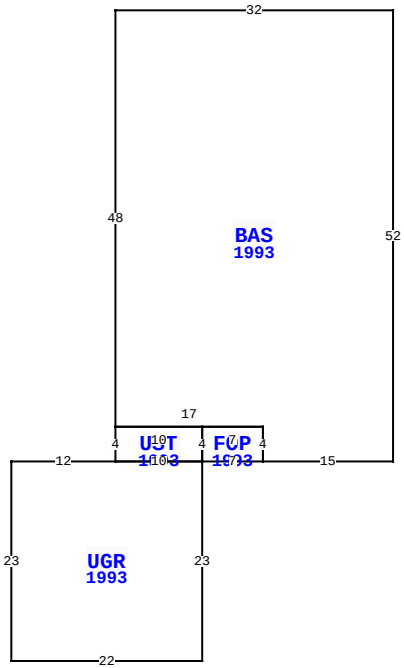
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 50
Interior Floo	05	ASPH TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,596	100	1,596	123,557
FOP	28	30	8	619
UGR	506	45	228	17,651
UST	40	45	18	1,394
TOTALS	2,170		1,850	143,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,850	102.5000	97.38	180,153	1956	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 0 Heated Area: 1596 HX Base Yr



75169 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		143,222
TOTAL MARKET OB/XF VALUE		1,568
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		188,890
SOH/AGL Deduction		108,407
ASSESSED VALUE		80,483
TOTAL EXEMPTION VALUE	SL HX HB	80,483
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		188,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2018/0755	12/08/2015	QC	U	I	11	100
GRANTOR: JONES OSCAR FRANKLIN						
GRANTEE: JONES BRENDA L						
2018/0473	12/08/2015	QC	U	I	11	100
GRANTOR: JONES OSCAR FRANKLIN						
GRANTEE: JONES BRENDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S48 UST=[YR=1993] S4 UGR=[YR=1993] W12 S23 E22 N23 FOP=[YR=1993] E7 N4 W7 S4$ W10$ E10 N4 W10$E17 S4 E15 N52$.

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	0300	BOAT DCK W	0	100	0	0	196.00	SF	40.00	40.00	100	1980	1980	3	20	1,568	

LAND DESCRIPTION

TOTAL OB/XF 1,568

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	100		RM	100.00	251.00	100.00	FF		1.00	1.00	0.63	700.00	441.00	44,100							

REVIEW DATE 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/06/2024 BY SYS