

LOT 1
IN OR 2338/1291
SUB OF GOVT LOT 9 UNR

HUNTER KENNETH W JR
75153 EDWARDS RD
YULEE, FL 32097

2024

14-2N-26-4280-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,770	100	1,770	267,416
FOP	144	30	43	6,496
FOP	330	30	99	14,957
FUS	425	100	425	64,210
STP	16	10	2	302
STP	16	10	2	302
STP	28	10	3	454
STR	52	10	5	756
TOTALS	2,781		2,349	354,892

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	4,009.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	
3	0477	VF 4 SLAT	0	100	0	0	48.00	LF	14.00	14.00	
4	0861	POOL GUNIT	0	100	0	0	739.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	1,553.00	SF	10.00	10.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000130	C	SFR WATER	100		RM	158.00	210.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,349	123.6466	154.56	363,061	2020	2020	0	0	2.25	97.75
2 SNGL FAM - 100% - 2021											
Heated Area: 2195											
HX Base Yr 2021											

75153 EDWARDS RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
4											
VALUATION SUMMARY											
VALUATION BY								STANDARD			
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE								380,980			
TOTAL MARKET OB/XF VALUE								100,342			
TOTAL LAND VALUE - MARKET								110,000			
TOTAL MARKET VALUE								591,322			
SOH/AGL Deduction								79,872			
ASSESSED VALUE								511,450			
TOTAL EXEMPTION VALUE						HX HB		50,000			
BASE TAXABLE VALUE								461,450			
TOTAL JUST VALUE								591,322			
NCON VALUE								0			
INCOME VALUE											
PREVIOUS YEAR MKT VALUE								577,859			
</											

HUNTER KENNETH W JR
75153 EDWARDS RD
YULEE, FL 32097

14-2N-26-4280-0031-0000

[illegible]