

SUB LOTS 42 & W1/2 OF 41
IN OR 741 PG 1753
SUB OF GOVT LOT 9 UNR

BOWEN ELAINE C
75191 EDWARDS ROAD
YULEE, FL 32097

2024

14-2N-26-4280-0035-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																	
Exterior Wall	05	AVERAGE 80	0900	01	1,954	99.7542	124.69	243,644	1992	1998	0	0	0	13.55	86.45	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 1996										Heated Area: 1679										HX Base Yr 1996									
Roof Structur	03	GABLE/HIP 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	11	CLAY TILE 50																														
Interior Floo	14	CARPET 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms	2	100																														
Bathrooms	2	100																														
Frame	02	WOOD FRAME 100																														
Stories	2.	2. 100																														
Units	0	100																														
Occupancy	00	NONE 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																												
BAS	1,247	100	1,247	134,419																												
FGR	418	55	230	24,793																												
FSP	112	40	45	4,851																												
FUS	432	100	432	46,567																												
TOTALS			2,209	1,954	210,630																											
EXTRA FEATURES															75191 EDWARDS RD, YULEE																	
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															
1	0810	CONCRETE A	0	100	18	18	324.00	SF	6.50	6.50	100	1992	1992	3	64	1,348																
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520																
3	0300	BOAT DCK W	0	100	0	0	600.00	SF	40.00	40.00	100	1997	1997	3	25	6,000																
4	0300	BOAT DCK W	0	100	0	0	252.00	SF	40.00	40.00	100	2009	2009	3	56	5,645																
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1997	1997	3	20	772																
6	1242	WD DECK A	0	100	0	0	360.00	SF	10.00	10.00	100	1997	1997	3	20	720																
7	0855	CONC PAVER	0	100	0	0	308.00	SF	7.00	7.00	100	2000	2000	3	79	1,703																
8	0810	CONCRETE A	0	100	0	0	720.00	SF	6.50	6.50	100	1997	1997	3	73	3,416																
TOTAL OB/XF 22,124																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RM	150.00	223.00	143.00	FF		1.00	1.00	0.62	700.00	432.60	61,862															
REVIEW DATE 10/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 61,862 Market: 0 Agricultural: 0 Common: 61,862 PRINTED 08/06/2024 BY SYS																																