PARCEL 2 IN OR 2656/1777
PARCELS 75 & 75-2
EX 75-1

GOIN DEBORAH EDENFIELD
1550 GARDENERS CREEK
YULEE, FL 32097

2024

42-2N-27-0000-0075-0000

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

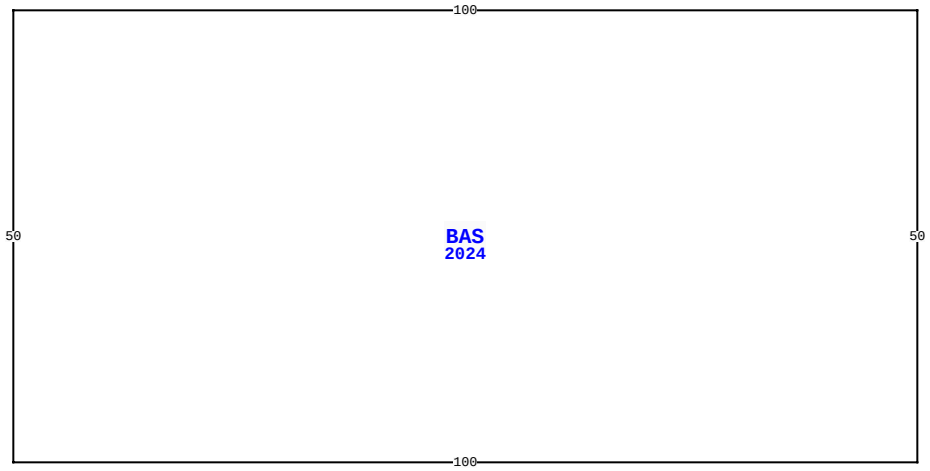
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100	5,000	105,039
TOTALS	5,000		5,000	105,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	5,000	60.6300	21.22	106,100	2023	2023	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 5000 HX Base Yr



85120 GARDENERS CREEK LN, 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	105,039
TOTAL MARKET OB/XF VALUE	9,156
TOTAL LAND VALUE - MARKET	302,320
TOTAL MARKET VALUE	416,515
SOH/AGL Deduction	0
ASSESSED VALUE	416,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	416,515
TOTAL JUST VALUE	416,515
NCON VALUE	105,039
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,871

DOCK ADJ STD FOR VERY POOR COND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
F240003978	FOUNDATION FOR SF	603,443	04/08/2024
F23-11165	CONCRETE SLAB FOR	332,400	09/01/2023
MH992732	MH MOVE-ON	0	06/01/1999
Z981077	OTHER	0	11/01/1998
B9805073	HOUSEMVING	1,980	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/1777	7/26/2023	WD	Q	I	05	520,000
GRANTOR: GARDNER CREEK PARTNER						
GRANTEE: GOIN DEBORAH EDENFI						
1462/0917	11/30/2006	WD	Q	I		475,000
GRANTOR: PLATT M B & JANICE A						
GRANTEE: GARDNER CREEK PARTN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E100 S50 W100 N50 $
.

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	0	0	0	822.00	SF	12.00	12.00	100	2003	2003	3	32	3,156	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 9,156

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	0002	RM	0.00	0.00	5.49	AC		1.00	1.00	0.55	100,000.00	55,000.00	301,950							
2	009630	C	SWAMP	0		RM	0.00	0.00	0.74	AC		1.00	1.00	1.00	500.00	500.00	370							

REVIEW DATE 11/27/2023 BY NW Total Acres: 6.23 Total Land Value: 302,320 Market: 0 Agricultural: 0 Common: 302,320 PRINTED 08/06/2024 BY SYS