E1/2 OF NE1/4
IN OR 1094/1144

STEWARD DUANE EDWARD
66068 IONA PL
YULEE, FL 32097

2025

03-2N-26-0000-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

FRED MINER ESTATE DR, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,750
TOTAL MARKET VALUE	51,750
SOH/AGL Deduction	21,190
ASSESSED VALUE	30,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,560
TOTAL JUST VALUE	51,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1151	5/23/2025	FJ	U	V	11	0
GRANTOR: POLAND LOIS MINER EST						
GRANTEE: STEWARD DUANE EDWAR						
1094/1144	11/15/2002	QC	U	V	08	100
GRANTOR: MINER MARK A						
GRANTEE: POLAND LOIS MINER						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000100	C	RES	0	0005	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,750							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 1.15 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/30/2025 BY SYS