LOT 10
NASSAU STATION OR 2425/1321

LUDWIG RICHARD J L/E/
75142 NASSAU STATION WAY
YULEE, FL 32097

2025

08-2N-27-0215-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

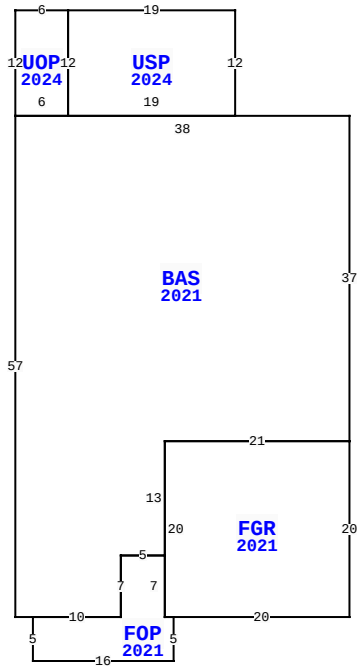
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2021	1,711	197,711
FGR	420	55	2021	231	26,692
FOP	115	30	2021	34	3,928
UOP	72	20	2024	14	1,618
USP	228	30	2024	68	7,858
TOTALS	2,546			2,058	237,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,058	116.7180	116.72	240,210	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1711 HX Base Yr 2023



75142 NASSAU STATION WAY, YULEE

BLD DATE	03/29/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,808
TOTAL MARKET OB/XF VALUE		3,439
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		291,247
SOH/AGL Deduction		9,935
ASSESSED VALUE		281,312
TOTAL EXEMPTION VALUE	VP HX HB VX	258,753
BASE TAXABLE VALUE		22,559
TOTAL JUST VALUE		291,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011456	25X12 USP	9,972	09/08/2023
21005265	NEW CONSTR	235,284	04/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/205	6/12/2023	LE	U	I	11	100
GRANTOR: LUDWIG RICHARD J						
GRANTEE: JEFFREY TAD						
2575/1792	7/01/2022	QC	U	I	11	100
GRANTOR: LUDWIG SUSAN						
GRANTEE: LUDWIG RICHARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W38 S57 E2 E10 N7 E5 N13 E21 N37 $
FGR=[YR=2021;ORIG=-20,57] E20 N20 W21 S20 E1 $
FOP=[YR=2021;ORIG=-36,57] S5 E16 N5 W1 N7 W5 S7 W10 $
UOP=[YR=2024;ORIG=-38,0] E6 N12 W6 S12 $
USP=[YR=2024;ORIG=-32,-12] E19 S12 W19 N12 $
.

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	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2021	2021	3	99	3,439	

LAND DESCRIPTION

TOTAL OB/XF 3,439

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/20/2023 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS