

GALANG EDWIN L & SOPHIA T
75100 NASSAU STATION WAY
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

03HARDIE BRD 100

Roof Structur

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

11CLAY TILE 50

Interior Floo

14CARPET 50

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

5100

Bathrooms

3100

Frame

02WOOD FRAME 100

Stories

2.

Units

2.100
0100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4093.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,053

100

2021

1,053

116,590

FGR

420

55

2021

231

25,577

FOP

182

30

2021

55

6,089

FUS

1,436

100

2021

1,436

158,996

PTO

70

5

2021

4

443

STR

52

10

2021

5

553

TOTALS

3,213

2,784

308,249

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

010001

2,784

111.8400

111.84

311,363

2021

2021

0

0

1.00

99.00

1 SINGLE FAM - 100% - 2022

Heated Area: 2489

HX Base Yr 2022

Diagram showing building footprint and area calculations:

Basement (BAS) 2021: 1,053 sq ft

Framing (FGR) 2021: 420 sq ft

Foundation (FOP) 2021: 182 sq ft

Furnace (FUS) 2021: 1,436 sq ft

Plumbing (PTO) 2021: 70 sq ft

Structural (STR) 2021: 52 sq ft

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE308,249

TOTAL MARKET OB/XF VALUE3,290

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE361,539

SOH/AGL Deduction109,810

ASSESSED VALUE251,729

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE201,007

TOTAL JUST VALUE361,539

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE347,611

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSN CD SALE PRICE

2526/015512/29/2021SW Q I 01349,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:GALANG EDWIN LACHAP

2448/12014/01/2021WD Q V 051,560,000

GRANTOR:PATRIOT RIDGE LLP

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 PTO=[YR=2021] N7 W10 S7 E10\$ W12 S36
FOP=[YR=2021] S9 E19 N5 FGR=[YR=2021] E20 N20 W21 S20 E1\$ W1
N7 W5 S3 W13\$ E13 N3 E5 N13 E21 N20\$ PTR=E10 FUS=[YR=2021]
S36 E14 STR=[YR=2021] E4 N13 W4 S13\$ N13 E4 S17 E21 N40 W39\$
W10\$.

LAND DESCRIPTION

TOTAL OB/XF3,290

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE01/04/2022BYNW

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

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