LOT 72
NASSAU STATION OR 2425/1321

GONZALEZ MANUEL A & RYANN K
75055 TRESTLE CT
YULEE, FL 32097

2025

08-2N-27-0215-0072-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

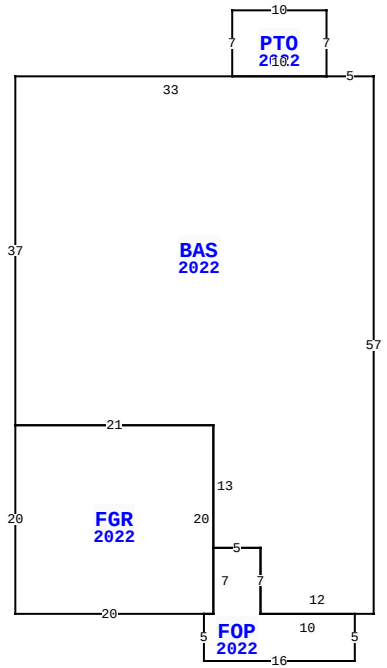
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4093.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2022	1,711	197,041
FGR	420	55	2022	231	26,602
FOP	115	30	2022	34	3,915
PTO	70	5	2022	4	461
TOTALS	2,316			1,980	228,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,980	115.7380	115.74	229,165	2022	2022	0	0	0	0.50	99.50

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



75055 TRESTLE CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,019
TOTAL MARKET OB/XF VALUE		3,722
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		281,741
SOH/AGL Deduction		10,869
ASSESSED VALUE		270,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,150
TOTAL JUST VALUE		281,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005836	CO ISSUED	0	04/14/2022
21005136	NEW CONSTR	250,094	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0132	4/19/2022	SW	Q	I	01	320,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GONZALEZ MANUEL A &						
2485/0896	8/05/2021	WD	Q	V	05	960,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W5 PTO=[YR=2022] N7 W10 S7 E10$ W33 S37
FGR=[YR=2022] S20 E20 FOP=[YR=2022] S5 E16 N5 W10 N7 W5 S7
W1$ E1 N20 W21$ E21 S13 E5 S7 E12 N57$.

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	723.00	SF	5.20	5.20	100	2022	2022	3	99	3,722	

LAND DESCRIPTION

TOTAL OB/XF 3,722

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	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 05/26/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS