LOT 2
TIMBERLAND ESTATES PB 6/195
ESMT OR 2297/858

SMITH RACHEL M & HUNTER T
75790 EDWARDS RD
YULEE, FL 32097

2025

11-2N-26-206T-0002-0000

BUILDING CHARACTERISTICS

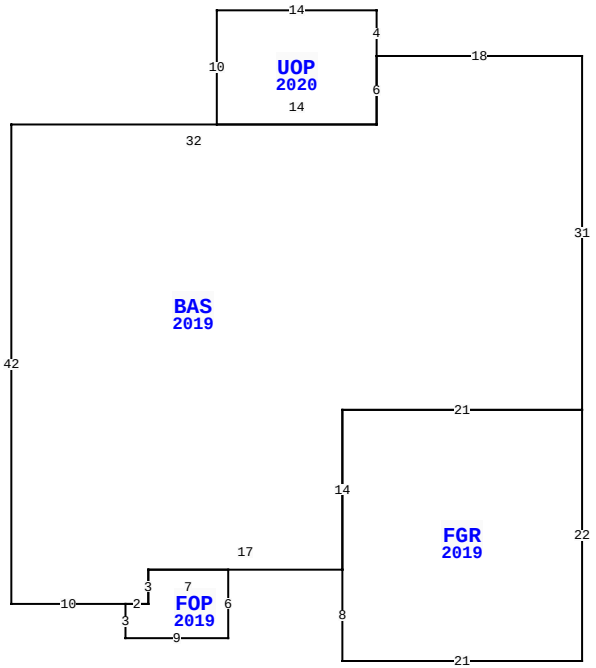
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 05
NEIGHBORHOOD/LOC	5004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2019	1,800	253,393
FGR	462	55	2019	254	35,757
FOP	48	30	2019	14	1,971
UOP	140	20	2020	28	3,942
TOTALS	2,450			2,096	295,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,096	108.8780	143.72	301,237	2019	2019	0	0	0	2.05	97.95

1 SNGL FAM – 100% - 2024 Heated Area: 1800 HX Base Yr



75790 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2025 MLU
INC DATE		AG DATE	

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	1,712.00	SF	5.20	5.20	100	2019	2019	3	97	8,635	
2	1242	WD DECK A	0	100	0	0	275.00	SF	10.00	10.00	100	2020	2020	3	86	2,365	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,062
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		396,062
SOH/AGL Deduction		13,230
ASSESSED VALUE		382,832
TOTAL EXEMPTION VALUE	13	382,832
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		396,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005317	CO ISSUED	0	11/21/2019
19002501	NEW CONSTR	249,517	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/0160	1/07/2021	WD	Q	I	01	344,900
GRANTOR: RANDOLPH JUSTIN E & M						
GRANTEE: SMITH RACHEL M & HU						
2263/0359	3/18/2019	WD	Q	V	01	75,000
GRANTOR: 2834 INVESTMENTS LLC						
GRANTEE: RANDOLPH JUSTIN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 UOP=[YR=2020] N4 W14 S10 E14 N6$ S6 W32 S42 E10 FOP=[YR=2019] S3 E9 N6 W7 S3 W2$ E2 N3 E17 FGR=[YR=2019] S8 E21 N22 W21 S14$ N14 E21 N31$.

LAND DESCRIPTION

TOTAL OB/XF 11,000

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 06/10/2020 BY KB Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS