

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	12		MODULAR MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	13		LVT/LAMMT	70	
Interior Floor	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.	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	1,674	100	2021	1,674	245,887
FOP	204	30	2021	61	8,960
PTO	140	5	2021	7	1,029
TOTALS	2,018			1,742	255,876

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 0%	- 0								

Heated Area: 1674 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,876
TOTAL MARKET OB/XF VALUE		6,641
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		352,517
SOH/AGL Deduction		28,125
ASSESSED VALUE		324,392
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		324,392
TOTAL JUST VALUE		352,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005703	CO ISSUED	0	01/22/2021
20005703	NEW CONSTR	209,946	07/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2349/1700	3/13/2020	WD	Q	V	01	55,000
GRANTOR: 2834 INVESTMENTS LLC						
GRANTEE: FARMER CAITLIN S						
2232/1375	10/16/2018	WD	Q	V	05	132,000
GRANTOR: WRIGHT PATRICIA ANN						
GRANTEE: 2834 INVESTMENTS LL						

EXTRA FEATURES															
L N	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	0812	CONCRETE C	0	0	0	0		4.00	100	2021	2021	3	99	6,641	

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

BUILDING NOTES	
75764 EDWARDS RD, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2021] W31 PTO=[YR=2021] N10 W14 S10 E14\$ W31 S27 E14 FOP=[YR=2021] S6 E34 N6 W34\$ E48 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							