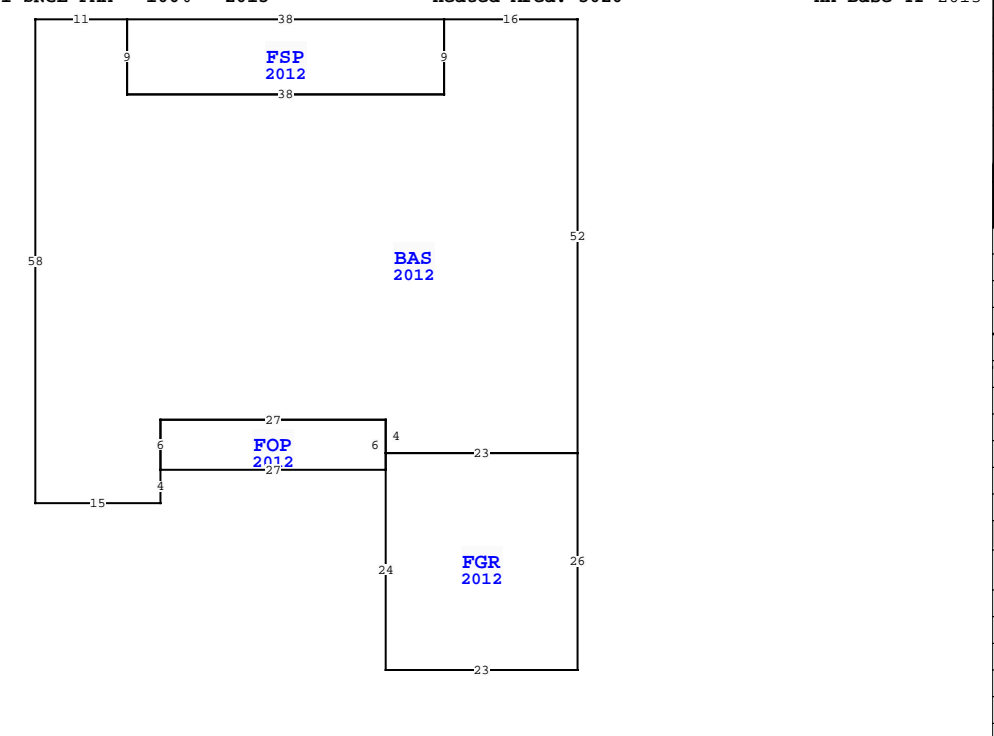


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,535	110.0925	145.32	513,706	2012	2012	0	0	0	9.00	91.00		



Quality	04 Quality Level 04				
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	3,020	100	2012	3,020	399,368
FGR	598	55	2012	329	43,507
FOP	162	30	2012	49	6,480
FSP	342	40	2012	137	18,117
TOTALS	4,122			3,535	467,472

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	0810	CONCRETE A	0	100	0	792.00	SF	6.50	6.50	100	2012	2012	3	92	4,736	

75734 EDWARDS RD, YULEE	BLD DATE	LGL DATE	03/19/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			467,472
TOTAL MARKET OB/XF VALUE			4,736
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			562,208
SOH/AGL Deduction			381,180
ASSESSED VALUE			181,028
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			125,306
TOTAL JUST VALUE			562,208
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			531,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25300	CO ISSUED	0	01/20/2012
M16703	H/AC	0	11/01/2011
E23992	NEW CONSTR	0	11/01/2011
P15104	NEW CONSTR	0	11/01/2011
B25300	NEW CONSTR	332,250	11/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1739/1138	5/18/2011	WD Q	Q	V	02	29,000

GRANTOR: JOHNSON STACY TURNER
GRANTEE: DAVIS WESLEY H & MI
1739/1137 5/18/2011 WD U V 11 100
GRANTOR: JOHNSON HOME BUILDERS
GRANTEE: JOHNSON STACY TURNE

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2012] W16 FSP=[YR=2012] W38 S9 E38 N9\$ S9 W38 N9 W11 S58 E15 N4 FOP=[YR=2012] E27 FGR=[YR=2012] S24 E23 N26 W23 S2\$ N6 W27 S6\$ N6 E27 S4 E23 N52\$.

LAND DESCRIPTION																								
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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							