LOT 13
IN OR 1975/899
TIMBERLAND ESTATES PB 6/195

JIMENEZ MICHAEL T & LUDMILA NIEVES
75702 EDWARDS RD
YULEE, FL 32097

2025

11-2N-26-206T-0013-0000

BUILDING CHARACTERISTICS

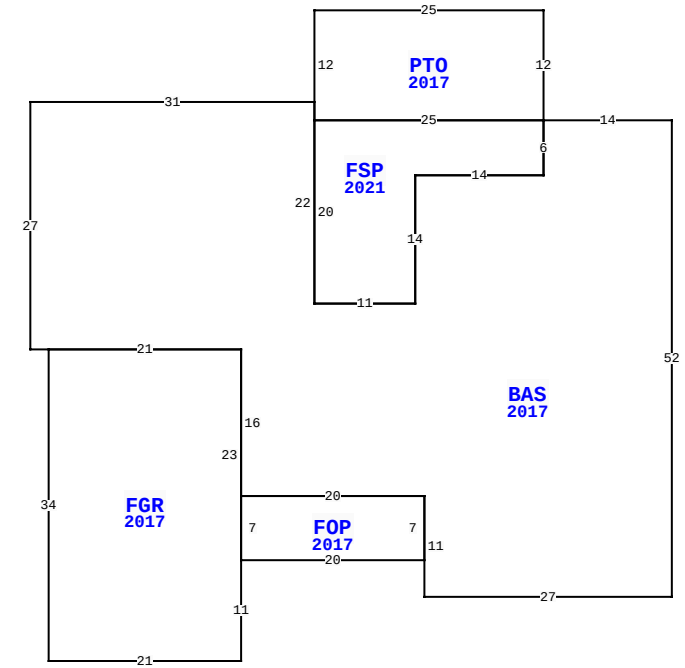
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,557	100	2017	2,557	369,844
FGR	714	55	2017	393	56,844
FOP	140	30	2017	42	6,075
FSP	304	40	2021	122	17,646
PTO	300	5	2017	15	2,170
TOTALS	4,015			3,129	452,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,129	113.0220	149.19	466,816	2017	2017	0	0	0	3.05	96.95

1 SNGL FAM – 100% - 2019 Heated Area: 2557 HX Base Yr 2019



75702 EDWARDS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		452,578
TOTAL MARKET OB/XF VALUE		13,263
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		555,841
SOH/AGL Deduction		256,200
ASSESSED VALUE		299,641
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		248,919
TOTAL JUST VALUE		555,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002701	CO ISSUED	0	03/30/2017
B1632248	NEW CONSTR	324,194	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1975/0899	4/10/2015	WD	Q	V	01	25,000
GRANTOR: MANSOURI SAFA & KRIST						
GRANTEE: JIMENEZ MICHAEL TRO						
0964/1604	1/04/2001	WD	U	V	21	23,400
GRANTOR: NASSAU PARTNERS LTD						
GRANTEE: MANSOURI SAFA & KRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N12 W25 S12 FSP=[YR=2021] S20 E11 N14 E14 N6 W25$ E25$ S6 W14 S14 W11 N22 W31 S27 E2 FGR=[YR=2017] S34 E21 N11 FOP=[YR=2017] E20 N7 W20 S7$ N23 W21$ E21 S16 E20 S11 E27 N52$.

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	0812	CONCRETE C	0	100	0	0	3,454.00	SF	4.00	4.00	100	2017	2017	3	96	13,263	

LAND DESCRIPTION

TOTAL OB/XF 13,263

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS