

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 108,000 TOTAL MARKET VALUE 108,000 SOH/AGL Deduction 0 ASSESSED VALUE 108,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 108,000 TOTAL JUST VALUE 108,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 80,000																																																									
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED SP250005753 POOL RESI 79,381 05/28/2025 B250004261 SFR 668,336 04/22/2025																																																										
MAP NUM MKT AREA 05																SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2708/1252</td> <td>4/29/2024</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>135,000</td> </tr> <tr> <td colspan="7">GRANTOR: JOHN MERRILL HOMES LL</td> </tr> <tr> <td colspan="7">GRANTEE: BAEZ SORAINA & CESA</td> </tr> <tr> <td>2645/909</td> <td>6/02/2023</td> <td>WD Q</td> <td>V</td> <td></td> <td>02</td> <td>79,500</td> </tr> <tr> <td colspan="7">GRANTOR: SHEA JOHN W & CONNIE</td> </tr> <tr> <td colspan="7">GRANTEE: JOHN MERRILL HOMES</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2708/1252	4/29/2024	WD Q	V		01	135,000	GRANTOR: JOHN MERRILL HOMES LL							GRANTEE: BAEZ SORAINA & CESA							2645/909	6/02/2023	WD Q	V		02	79,500	GRANTOR: SHEA JOHN W & CONNIE							GRANTEE: JOHN MERRILL HOMES						
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																					
TOTALS																																																																										
EXTRA FEATURES						75684 EDWARDS RD, YULEE																																																																				
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																																																											
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1	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.20	90,000.00	108,000.00	108,000																																																									
REVIEW DATE 06/26/2025 BY TW Total Acres: 0.00 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 07/30/2025 BY SYS																																																																										