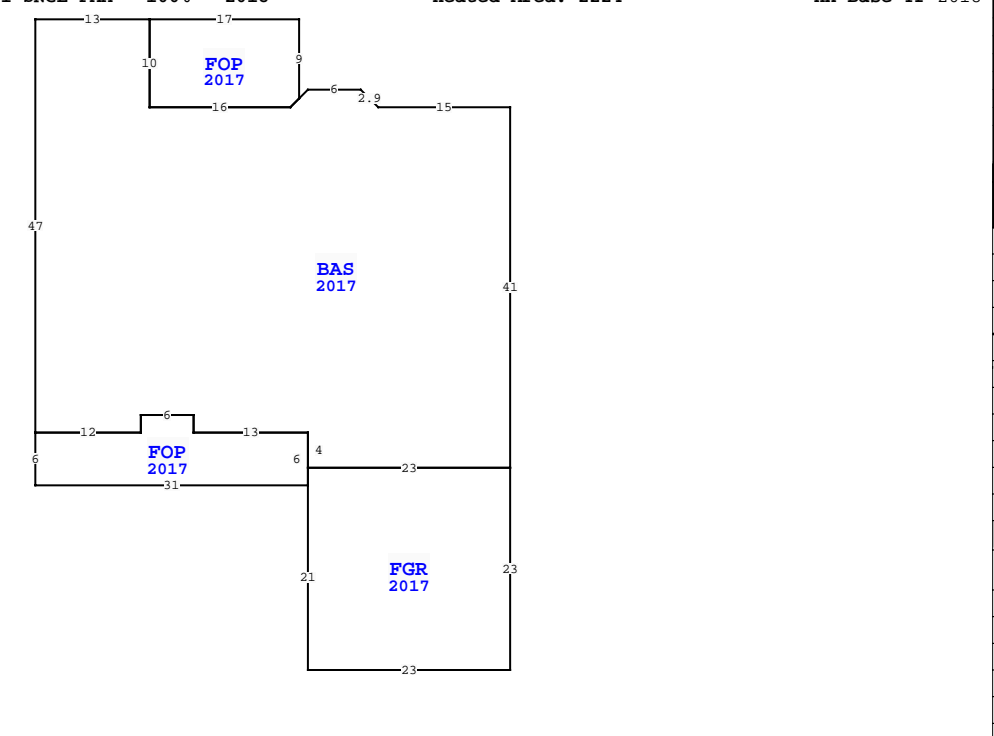


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 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	2,625	117.0288	154.48	405,510	2017	2017	0	0	0	3.68	96.32



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	2,224	100	2017	2,224	330,921
FGR	529	55	2017	291	43,300
FOP	170	30	2017	51	7,588
FOP	198	30	2017	59	8,779
TOTALS	3,121			2,625	390,587

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	100	0	0		4.00	100	2017	2017	3	96	9,746	

75660 EDWARDS RD, YULEE	BLD DATE	LGL DATE	03/19/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			390,587
TOTAL MARKET OB/XF VALUE			9,746
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			490,333
SOH/AGL Deduction			257,880
ASSESSED VALUE			232,453
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			181,731
TOTAL JUST VALUE			490,333
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			461,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006850	CO ISSUED	0	08/01/2017
17001225	NEW CONSTR	284,892	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/1603	8/01/2017	WD Q	Q	I	01	285,000
GRANTOR: JOHNSON HOME BUILDERS						
GRANTEE: GEIGER PAUL D & LOR						
2038/1360	3/29/2016	WD U	U	V	37	17,500
GRANTOR: ANDREWS SUZANNE MICHE						
GRANTEE: JOHNSON HOME BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017] W15 U2 L2 W6 D1 L1 FOP=[YR=2017] N9 W17 S10 E16 U1 R1 \$ D1 L1 W16 N10 W13 S47 FOP=[YR=2017] S6 E31 FGR=[YR=2017] S21 E23 N23 W23 S2\$ N6 W13 N2 W6 S2 W12\$ E12 N2 E6 S2 E13 S4 E23 N41\$.

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