LOT 23
IN OR 1406/619
TIMBERLAND ESTATES PB 6/195

OWENS HOWARD & RUTH ANN
75630 EDWARDS ROAD
YULEE, FL 32097

2025

11-2N-26-206T-0023-0000

BUILDING CHARACTERISTICS

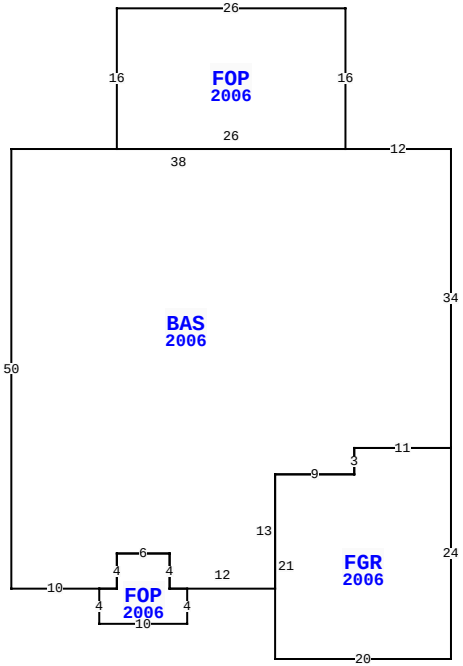
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,183	100	2006	2,183	283,875
FGR	453	55	2006	249	32,380
FOP	64	30	2006	19	2,471
FOP	416	30	2006	125	16,255
TOTALS	3,116			2,576	334,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,576	108.2592	142.90	368,110	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 2183 HX Base Yr 2007



75630 EDWARDS RD, YULEE

BLD DATE	11/17/2006 JM	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	334,980
TOTAL MARKET OB/XF VALUE	6,230
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	431,210
SOH/AGL Deduction	238,000
ASSESSED VALUE	193,210
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	142,488
TOTAL JUST VALUE	431,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10596	MECH OTHER	0	11/01/2005
C15498	CO ISSUED	210,000	10/01/2005
E16053	ELEC OTHER	2,000	10/01/2005
B15498	NEW CONSTR	210,000	10/01/2005
P10086	OTHER	0	09/01/2005
R07825	REPAIR/RRF	4,300	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0619	4/24/2006	WD	Q	I		257,500
GRANTOR: CORNERSTONE HOMES LLC						
GRANTEE: OWENS HOWARD & RUTH						
1204/0176	1/27/2004	WD	Q	V		75,000
GRANTOR: SHEA TIMOTHY G & LAUR						
GRANTEE: CORNERSTONE HOMES L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N24BAS=[YR=2006] N34W12 FOP=[YR=2006] N16W26S16E26$W38S50E10 FOP=[YR=2006] S4E10N4W2N4W6S4W2$E2N4E6S4E12N13E9N3E11$W11S3W9S21 E20$.

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	1,811.00	SF	4.00	4.00	100	2006	2006	3	86	6,230	

TOTAL OB/XF 6,230

LAND DESCRIPTION

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS