LOTS 26 & 27
PT OR 1914/1677
TIMBERLAND ESTATES PB 6/195

DAVIS JOHN A & JODY M
75610 EDWARDS RD
YULEE, FL 32097

2025

11-2N-26-206T-0026-0000

BUILDING CHARACTERISTICS

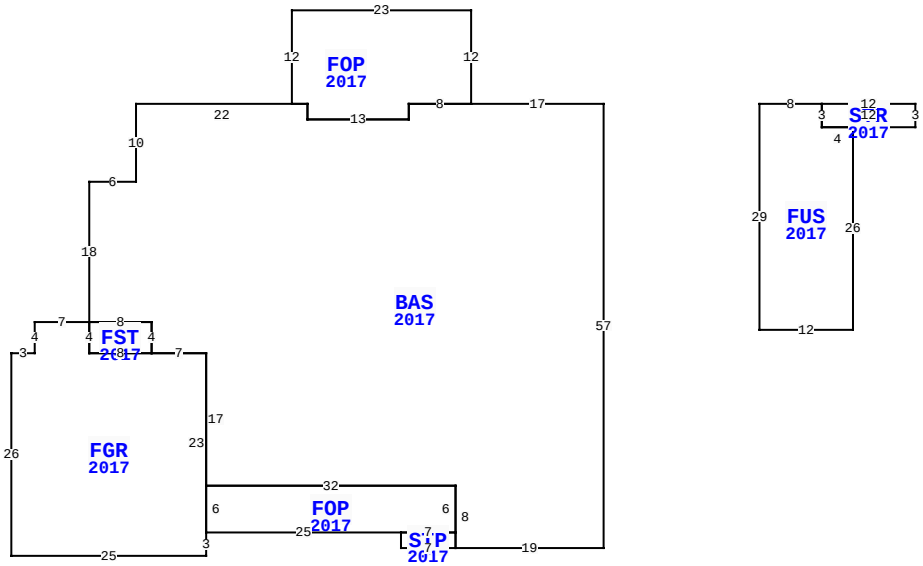
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,013	100	2017	3,013	402,853
FGR	678	55	2017	373	49,872
FOP	192	30	2017	58	7,755
FOP	302	30	2017	91	12,167
FST	32	55	2017	18	2,407
FUS	336	100	2017	336	44,925
STP	14	10	2017	1	134
STR	36	10	2017	4	534
TOTALS	4,603			3,894	520,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,894	104.4225	137.84	536,749	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 3349 HX Base Yr 2018



75610 EDWARDS RD, YULEE

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

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	0811	CONCRETE B	0	100	0	0	1,777.00	SF	5.20	5.20	100	2017	2017	3	96	8,871	
2	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2017	2017	3	81	34,020	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
4	0855	CONC PAVER	0	100	0	0	926.00	SF	10.00	10.00	100	2021	2021	3	99	9,167	
5	0351	CARPORT MT	0	100	24	40	960.00	SF	10.00	10.00	100	2021	2021	3	90	8,640	
6	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	2021	2021	3	99	772	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		520,647
TOTAL MARKET OB/XF VALUE		63,410
TOTAL LAND VALUE - MARKET		162,000
TOTAL MARKET VALUE		746,057
SOH/AGL Deduction		351,869
ASSESSED VALUE		394,188
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		343,466
TOTAL JUST VALUE		746,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		700,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631850	CO ISSUED	0	01/04/2017
B1632217	GARAGE	53,556	05/01/2016
B1631850	NEW CONSTR	379,477	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1914/1677	4/29/2014	WD	Q	V	01	46,000
GRANTOR: FOUR GUYS OF NASSAU C						
GRANTEE: DAVIS JOHN A & JODY						
1794/0699	3/21/2012	WD	U	V	11	100
GRANTOR: BAKER JOHN GARY & ANN						
GRANTEE: FOUR GUYS OF NASSAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] N12 W23 S12 E2 S2 E13 N2 E8$ W8 S2 W13 N2 W22 S10 W6 S18 FGR=[YR=2017] W7 S4 W3 S26 E25 N3 FOP=[YR=2017] E25 STP=[YR=2017] S2 E7 N2 W7$ E7 N6 W32 S6$ N23 W7 FST=[YR=2017] N4 W8 S4 E8 $ W8 N4$ E8 S4 E7 S17 E32 S8 E19 N57. PTR=E20 FUS=[YR=2017] E8 STR=[YR=2017] E12 S3 W12 N3$ S3 E4 S26 W12 N29 $ W20$.

LAND DESCRIPTION

TOTAL OB/XF 63,410

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	2.00	LT		1.00	1.00	0.90	90,000.00	81,000.00	162,000							

REVIEW DATE 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 07/30/2025 BY SYS