



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																					
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 16,830 TOTAL MARKET VALUE 16,830 SOH/AGL Deduction 15,599 ASSESSED VALUE 1,231 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,231 TOTAL JUST VALUE 16,830 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 16,830																							
																				<b>PERMIT NUM</b> DESCRIPTION AMT ISSUED																							
																				<b>SALES DATA</b> <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>2252/1215</td> <td>1/30/2019</td> <td>SW U</td> <td>V</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: CBC NATIONAL BANK GRANTEE: NASSAU CONSERVATION 1917/1381 5/19/2014 WD U V 12 280,000 GRANTOR: WEST 95 LLC GRANTEE: CBC NATIONAL BANK										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2252/1215	1/30/2019	SW U	V	V	11	100
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<b>TOTALS</b> EXTRA FEATURES EDWARDS RD, YULEE										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE																															
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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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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	009630	C	SWAMP	0		RSF-2	0.00	0.00	33.66	AC		1.00	1.00	1.00	500.00	500.00	16,830																										
<b>REVIEW DATE</b> 02/01/2024 <b>BY</b> KBA Total Acres: 33.66 Total Land Value: 16,830 Market: 0 Agricultural: 0 Common: 16,830 <b>PRINTED 07/30/2025 BY SYS</b>																																											