LOT 2
NASSAU LANDING PB 4/84 & 85

MERTIFF ROBERT D
75137 EDWARDS RD
YULEE, FL 32097

2025

13-2N-26-4200-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

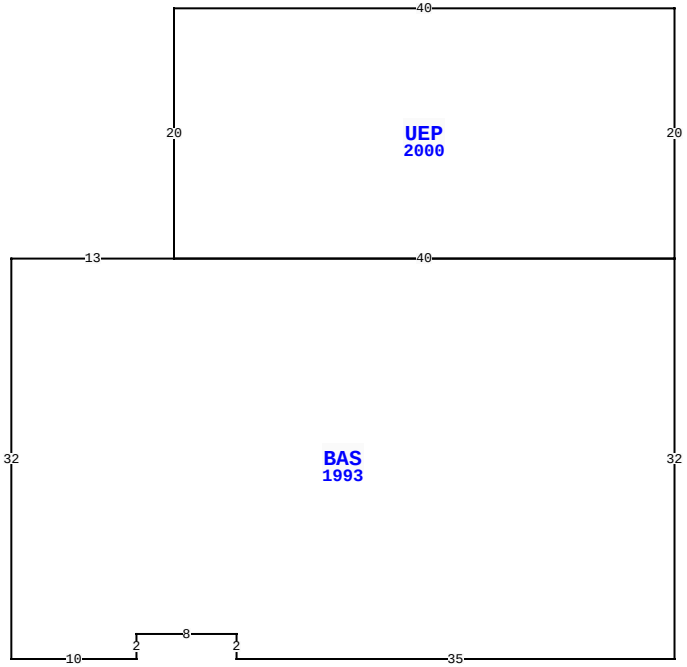
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	146,159
UEP	800	60	2000	480	41,759
TOTALS	2,480			2,160	187,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	103.8800	103.88	224,381	1988	1988	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1680 HX Base Yr 2024



75137 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,919
TOTAL MARKET OB/XF VALUE		10,329
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		398,248
SOH/AGL Deduction		89,958
ASSESSED VALUE		308,290
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,568
TOTAL JUST VALUE		398,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013108	REPAIR/RRF	3,000	03/01/2001
V9900041	REMODEL	3,000	05/01/1999
7115	XFOB	10,200	03/25/1991
4990	NEW CONSTR	53,395	06/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/43	9/01/2023	QC	U	I	11	100
GRANTOR: MERTIFF JENNIFER ELLE						
GRANTEE: MERTIFF ROBERT D						
1801/0957	7/10/2012	QC	U	I	11	100
GRANTOR: BURGHARD GARTH L & SH						
GRANTEE: MERTIFF JENNIFER EL						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2000] W40 S20 BAS=[YR=1993] W13 S32 E10 N2 E8 S2 E35 N32 W40 $ E40 N20 $.

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	1,487.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,539	
2	0940	SHEDS/PORT	0	100	20	20	400.00	SF	20.10	20.10	100	1991	1991	3	20	1,608	
3	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	1991	1991	3	20	1,040	
4	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1999	1999	3	20	300	
5	0820	WOOD WALK	0	100	70	4	280.00	SF	11.75	11.75	100	1999	1999	3	40	1,316	
6	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1999	1999	3	26	780	
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1995	1995	3	20	576	
8	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50	6.50	100	1999	1999	3	75	1,170	

LAND DESCRIPTION

TOTAL OB/XF 10,329

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	000131	C	RES CREEK	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS