LOT 3
NASSAU LANDING SUB PB 4/84& 85

CRACE MATTHEW SCOTT & CHRISTINE
75125 EDWARDS RD
YULEE, FL 32097

2025

13-2N-26-4200-0003-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

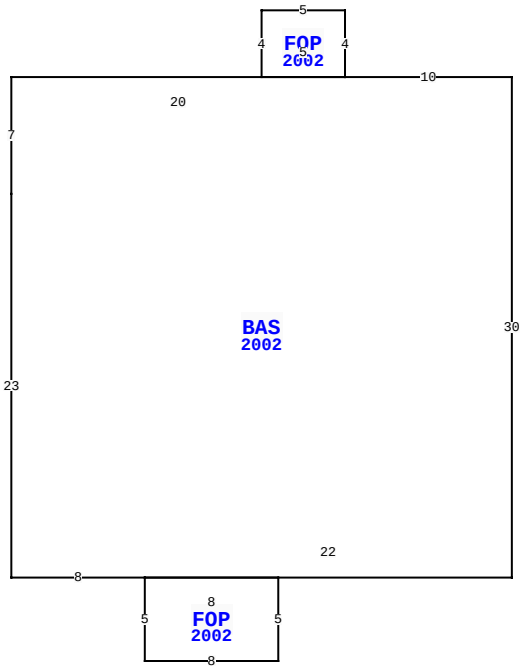
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2002	900	166,648
FOP	20	30	2002	6	1,111
FOP	40	30	2002	12	2,222
TOTALS	960			918	169,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	918	146.1240	192.88	177,064	1984	2015	0	0	0	4.00	96.00

1 SNGL FAM – 0% - 2025 Heated Area: 900 HX Base Yr



75125 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	169,981
TOTAL MARKET OB/XF VALUE	42,793
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	412,774
SOH/AGL Deduction	0
ASSESSED VALUE	412,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	412,774
TOTAL JUST VALUE	412,774
NCON VALUE	40,796
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,923

EYB ADJSTD FULLY REMODELED (DOWN TO STUDS): KW 12/
BOAT COVER = 12 X 20

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307407	POOL	15,000	06/09/2023
B2218588	REMODEL	2,000	12/19/2022
B2216409	DEMOLITION	2,499	11/01/2022
B029865	CARPORT	6,000	06/01/2002
M025727	H/AC	0	01/01/2002
R013714	REPAIR/RRF	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2730/1164	7/31/2024	WD	Q	I	01	525,000
GRANTOR: TIMBERLINE INC						
GRANTEE: CRACE MATTHEW SCOTT						
2600/1790	10/13/2022	TD	Q	I	03	350,000
GRANTOR: REGISTER WILLIAM K &						
GRANTEE: TIMBERLINE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W10 W20 S7 S23 E8 E22 N30 $
FOP=[YR=2002;ORIG=-22,30] S5 E8 N5 W8 $
FOP=[YR=2002;ORIG=-10,0] N4 W5 S4 E5 $
.

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	0300	BOAT DCK W	0	0	0	0	232.00	SF	40.00	40.00	100	2003	2003	3	68	6,310	
2	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1984	1984	3	21	655	
3	0812	CONCRETE C	0	0	0	0	3,006.00	SF	4.00	4.00	100	2002	2002	3	80	9,619	
4	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	27	405	
5	0311	WD GANG WY	0	0	0	0	10.00	SF	45.00	45.00	100	2024	2023		97	437	
6	0866	POOL FIBER	0	0	20	10	200.00	SF	72.00	72.00	100	2024	2023		97	13,968	
7	0855	CONC PAVER	0	0	0	0	450.00	SF	10.00	10.00	100	2024	2023		100	4,500	
8	0476	VF 6 SBPL	0	0	0	0	108.00	LF	32.00	32.00	100	2024	2023		99	3,421	
9	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
10	0462	ST/AL FNC	0	0	66	0	264.00	SF	10.00	10.00	100	2024	2023		98	2,587	

TOTAL OB/XF 42,496

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	000131	C	RES CREEK	0		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 12/11/2023 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS

LOT 3
NASSAU LANDING SUB PB 4/84& 85

CRACE MATTHEW SCOTT & CHRISTINE
75125 EDWARDS RD
YULEE, FL 32097

2025

13-2N-26-4200-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	169,981
TOTAL MARKET OB/XF VALUE	42,793
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	412,774
SOH/AGL Deduction	0
ASSESSED VALUE	412,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	412,774
TOTAL JUST VALUE	412,774
NCON VALUE	40,796
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5630	ADDITION	12,370	04/11/1989
3212	N/A	2,000	02/25/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2730/1164	7/31/2024	WD	Q	I	01	525,000
GRANTOR: TIMBERLINE INC						
GRANTEE: CRACE MATTHEW SCOTT						
2600/1790	10/13/2022	TD	Q	I	03	350,000
GRANTOR: REGISTER WILLIAM K &						
GRANTEE: TIMBERLINE INC						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 297

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

REVIEW DATE 12/11/2023 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS