

LOT 4
IN OR 1619/162
NASSAU LANDING SUB

CARTER PAUL
75121 EDWARDS RD
YULEE, FL 32097

2025

13-2N-26-4200-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	03	CONC FINSH 70			
Interior Floo	14	CARPET 30			
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	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	1,755	100	1993	1,755	213,782
FGR	458	55	1993	252	30,697
FOP	96	30	1993	29	3,533
FOP	135	30	1993	40	4,873
TOTALS	2,444			2,076	252,884

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,076	99.7640	131.69	273,388	1992	2008	0	0	7.50	92.50

1 SNGL FAM - 100% - 2024 Heated Area: 1755 HX Base Yr

The floor plan consists of several interconnected rectangular areas. The top section is a horizontal strip with a total width of 16 and a height of 7. Below this, on the left, is a large vertical rectangle with a width of 25 and a height of 36. To the right of this is a smaller rectangle with a width of 13 and a height of 13, labeled 'FOP 1993'. Further right is a large central rectangle with a width of 27 and a height of 27, labeled 'BAS 1993'. To the right of the central rectangle is a smaller rectangle with a width of 5 and a height of 5, labeled 'FOP 1993'. To the right of that is a large vertical rectangle with a width of 11 and a height of 16, labeled 'FGR 1993'. The rightmost section is a horizontal strip with a total width of 9 and a height of 2. The bottom section is a horizontal strip with a total width of 20 and a height of 6. The total heated area is 1755.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	