

LOT 5
IN OR 2005/1246
NASSAU LANDING SUB

DUCKWORTH MICHAEL STEVEN/DUCKWORTH SHAWN
75109 EDWARDS RD
YULEE, FL 32097

2025

13-2N-26-4200-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,617	100	1993	2,617	289,166
FGR	650	55	1993	358	39,558
FOP	100	30	1993	30	3,315
FOP	132	30	1993	40	4,420
FSP	90	40	1993	36	3,978
TOTALS	3,589			3,081	340,435

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	29	22	638.00	SF	5.20
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10
4	0811	CONCRETE B	0	100	0	0	950.00	SF	5.20
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00
6	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00
7	0317	CK PLNG W	0	100	0	0	2.00	UT	1,000.00
8	0920	CWALL-WD/M	0	100	0	0	95.00	LF	390.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0006	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,081	102.0832	134.75	415,165	1993	2000	0	0	0	18.00	82.00
1 SNGL FAM - 100% - 2016 Heated Area: 2617 HX Base Yr 2016												

75109 EDWARDS RD, YULEE				XF DATE						LAND DATE	
				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520		
638.00	SF	5.20	5.20	100	1993	1993	3	64	2,123		
144.00	SF	20.10	20.10	100	1994	1994	3	20	579		
950.00	SF	5.20	5.20	100	1994	1994	3	66	3,260		
20.00	SF	45.00	45.00	100	1994	1994	3	20	180		
200.00	SF	26.00	26.00	100	1994	1994	3	20	1,040		
2.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	400		
95.00	LF	390.00	390.00	100	1994	1994	3	20	7,410		

TOTAL OB/XF									
17,512									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0006	RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		340,435	
TOTAL MARKET OB/XF VALUE		17,512	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		557,947	
SOH/AGL Deduction		325,466	
ASSESSED VALUE		232,481	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		181,759	
TOTAL JUST VALUE		557,947	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,068	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009237	REPAIR/RRF	27,416	06/16/2022
8557	NEW CONSTR	99,209	12/11/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2005/1246	9/28/2015	WD	Q	I	01	370,000
GRANTOR: SMITH ROY E						
GRANTEE: DUCKWORTH MICHAEL S						
1177/1007	10/02/2003	WD	Q	I	01	100
GRANTOR: SMITH ROY E						
GRANTEE: SMITH ROY E & TWILA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 FSP=[YR=1993] W15 FOP=[YR=1993] W22 S6 E22 N6 \$ S6 E15 N6 \$ S6 W37 N6 W24 S41 E29 N4 FOP=[YR=1993] E25 FGR=[YR=1993] S22 E25 N26 W25 S4 \$ N4 W25 S4 \$ N4 E50 N33 \$.									