LOT 6
IN OR 1738/9
NASSAU LANDING SUB

SHUMAN LONNIE C & BRENDA J
75103 EDWARDS ROAD
YULEE, FL 32097

2025

13-2N-26-4200-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

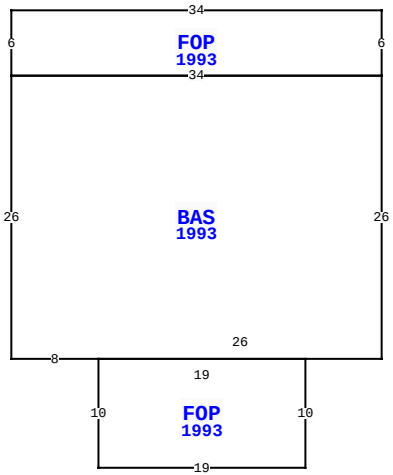
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

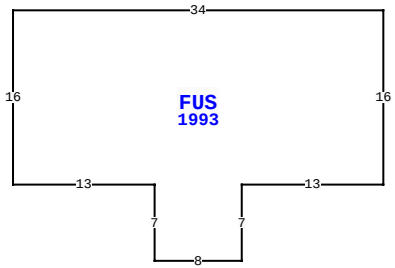
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	1993	884	98,217
FOP	190	30	1993	57	6,333
FOP	204	30	1993	61	6,778
FUS	600	100	1993	600	66,663
TOTALS	1,878			1,602	177,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,602	100.8000	133.06	213,162	1986	1991	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1992 Heated Area: 1484 HX Base Yr 1992





75103 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		177,990
TOTAL MARKET OB/XF VALUE		23,810
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		401,800
SOH/AGL Deduction		237,607
ASSESSED VALUE		164,193
TOTAL EXEMPTION VALUE	HX HB SL	164,193
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		401,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1738/0009	5/05/2011	QC	U	I	11	100
GRANTOR: SHUMAN LONNIE C & BRE						
GRANTEE: SHUMAN SHERRY R & D						
0644/0133	12/13/1991	WD	Q	I		120,000
GRANTOR: BLANKENSHIP JAMES						
GRANTEE: SHUMAN LONNIE & B						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W34 S6 BAS=[YR=1993] S26 E8 FOP=[YR=1993] S10 E19 N10 W19 $ E26 N26 W34 $ E34 N6 $ PTR= E15 FUS=[YR=1993] E34 S16 W13 S7 W8 N7 W13 N16 $ W15 $.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1986	1986	3	20	1,200	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
3	0810	CONCRETE A	0	100	21	11	168.00	SF	6.50	6.50	100	1988	1988	3	52	568	
4	0300	BOAT DCK W	0	100	0	0	130.00	SF	40.00	40.00	100	1988	1988	3	20	1,040	
5	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	1998	1998	3	20	1,248	
6	0811	CONCRETE B	0	100	0	0	980.00	SF	5.20	5.20	100	1998	1998	3	73	3,720	
7	0303	FLT DOCK W	0	100	0	0	200.00	SF	26.00	26.00	100	2009	2009	3	52	2,704	
8	0300	BOAT DCK W	0	100	0	0	130.00	SF	40.00	40.00	100	2007	2007	3	44	2,288	
9	0300	BOAT DCK W	0	100	0	0	130.00	SF	40.00	40.00	100	2017	2017	3	81	4,212	
10	0300	BOAT DCK W	0	100	0	0	200.00	SF	40.00	40.00	100	2011	2011	3	60	4,800	

TOTAL OB/XF 23,810

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	100		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 08/16/2022 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS