LOT 7
NASSAU LANDING SUB PB 4/84-85

THOMPSON MAX TRUST/THOMPSON MAX A TRUSTEE
75097 EDWARDS ROAD
YULEE, FL 32097

2025

13-2N-26-4200-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

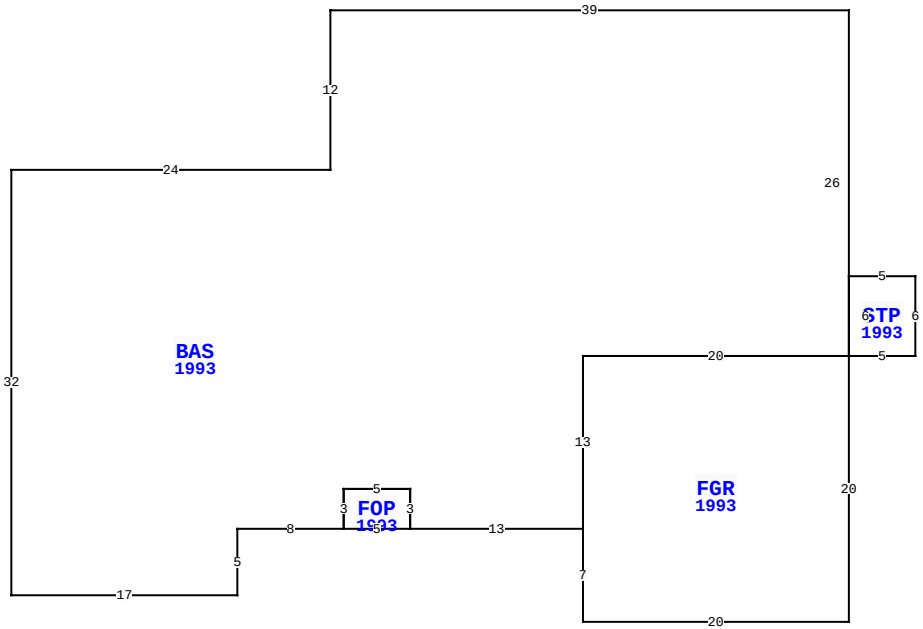
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,979	100	1993	1,979	195,167
FGR	400	55	1993	220	21,696
FOP	15	30	1993	4	394
STP	30	10	1993	3	296
TOTALS	2,424			2,206	217,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,206	96.4026	127.25	280,714	1989	1994	0	0	0	22.50	77.50

1 SNGL FAM – 100% - 2023 Heated Area: 1979 HX Base Yr



75097 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		340,698
TOTAL MARKET OB/XF VALUE		42,677
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		583,375
SOH/AGL Deduction		87,406
ASSESSED VALUE		495,969
TOTAL EXEMPTION VALUE	13	372,824
BASE TAXABLE VALUE		123,145
TOTAL JUST VALUE		583,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029528	GARAGE	38,016	05/01/2002
3284	NEW CONSTR	3,300	11/09/1988
5496	NEW CONSTR	2,518	11/07/1988
2794	H/AC	2,487	11/07/1988
5274	NEW CONSTR	64,076	11/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2773/1479	3/12/2025	WD	U	I	11	100
GRANTOR: THOMPSON MAX A						
GRANTEE: THOMPSON MAX TRUST						
2753/1162	12/03/2024	LE	U	I	11	100
GRANTOR: THOMPSON MAX A						
GRANTEE: ADAMS MARK S & TAMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S12 W24 S32 E17 N5 E8 FOP=[YR=1993] E5 N3 W5 S3 $ N3 E5 S3 E13 FGR=[YR=1993] S7 E20 N20 STP=[YR=1993] E5 N6 W5 S6 $ W20 S13 $ N13 E20 N26 $.

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	1,072.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,337	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0300	BOAT DCK W	0	100	8	12	685.00	SF	40.00	40.00	100	2015	2015	3	75	20,550	
4	0812	CONCRETE C	0	100	0	0	3,774.00	SF	4.00	4.00	100	2002	2002	3	80	12,077	
5	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2015	2015	3	65	1,625	
6	0350	CARPORT WD	0	100	25	16	400.00	SF	13.00	13.00	100	2017	2017	3	74	3,848	

LAND DESCRIPTION

TOTAL OB/XF 42,677

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 04/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS

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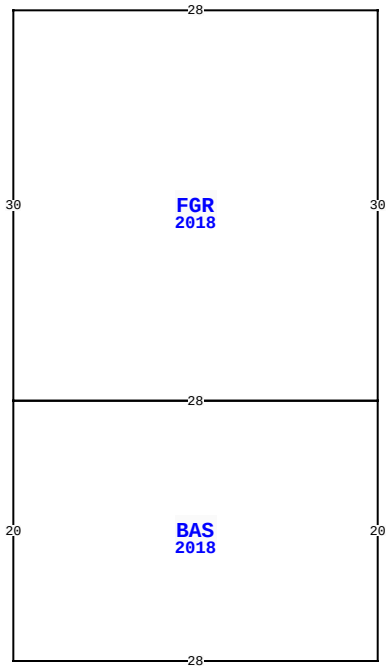
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	560	100	2018	560	67,477
FGR	840	55	2018	462	55,668
TOTALS	1,400			1,022	123,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,022	134.6328	134.63	137,592	2002	2010	0	0	0	10.50	89.50

2 SINGLE FAM – 0% - 2023 Heated Area: 560 HX Base Yr



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75097 EDWARDS RD, YULEE

NASSAU COUNTY PROPERTY

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GRANTOR: THOMPSON MAX A						
GRANTEE: ADAMS MARK S & TAMM						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W28 S30 BAS=[YR=2018] S20 E28 N20 W28$ E28 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS