LOT 10
IN OR 2536/292
NASSAU LANDING SUB

REYNOLDS DORIS J L/E/
75071 EDWARDS ROAD
YULEE, FL 32097

2025

13-2N-26-4200-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

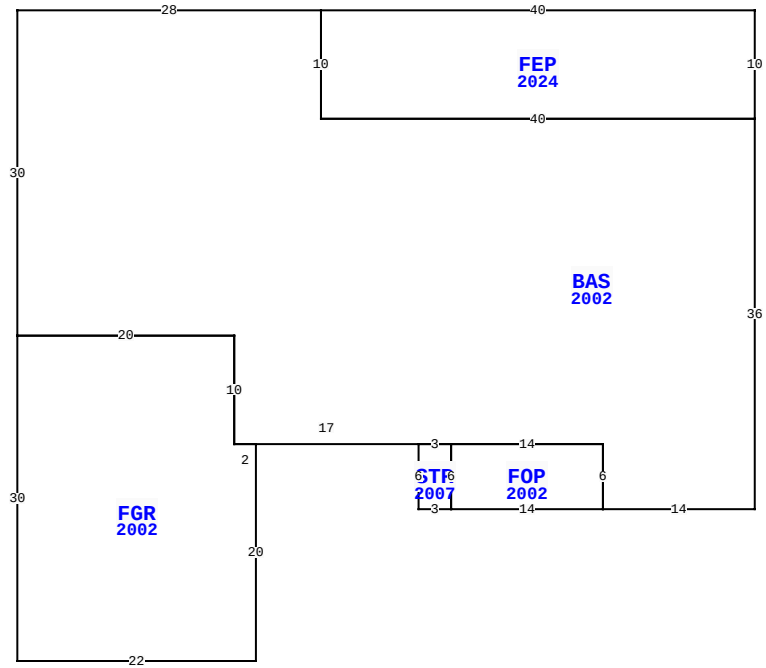
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,204	100	2002	2,204	263,578
FEP	400	80	2024	320	38,269
FGR	640	55	2002	352	42,096
FOP	84	30	2002	25	2,990
STR	18	10	2007	2	239
TOTALS	3,346			2,903	347,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,903	98.4744	129.99	377,361	2002	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2013 Heated Area: 2204 HX Base Yr



75071 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		347,172
TOTAL MARKET OB/XF VALUE		15,136
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		562,308
SOH/AGL Deduction		257,038
ASSESSED VALUE		305,270
TOTAL EXEMPTION VALUE	13	305,270
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		562,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,194

EYB ADJSTD FOR NEW ROOF: 10/23 KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004192	REPAIR/RRF	16,090	03/30/2023
B029539	NEW CONSTR	163,894	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/0292	2/03/2022	WD	U	I	11	100
GRANTOR: REYNOLDS DORIS J						
GRANTEE: SIMMONS JAMES W						
0451/0524	4/01/1985	WD	Q	V		25,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-40,0] W28 S30 E20 S10 E17 E3 E14 S6 E14 N36 W40 N10 $
FGR=[YR=2002;ORIG=-68,30] S30 E22 N20 W2 N10 W20 $
FEP=[YR=2024;ORIG=0,0] W40 S10 E40 N10 $
FOP=[YR=2002;ORIG=-28,46] E14 N6 W14 S6 $
STR=[YR=2007;ORIG=-31,40] S6 E3 N6 W3 $
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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	2,712.00	SF	4.00	4.00	100	2002	2002	3	80	8,678	
2	0940	SHEDS/PORT	0	100	14	8	112.00	SF	30.00	30.00	100	2002	2002	3	20	672	
3	0810	CONCRETE A	0	100	24	20	480.00	SF	4.29	4.29	100	2005	2005	3	84	1,730	
4	0300	BOAT DCK W	0	100	26	13	338.00	SF	40.00	40.00	100	2003	2003	3	30	4,056	

LAND DESCRIPTION

TOTAL OB/XF 15,136

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS