LOT 14
NASSAU LANDING SUB PB 4/84-85

RANDALL CASSIDI DAKOTA/CHAPPELL CHRISTOPHER MARK
75049 EDWARDS ROAD
YULEE, FL 32097

2025

13-2N-26-4200-0014-0000

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 80
Interior Wall	06	CUST PANEL 20
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03

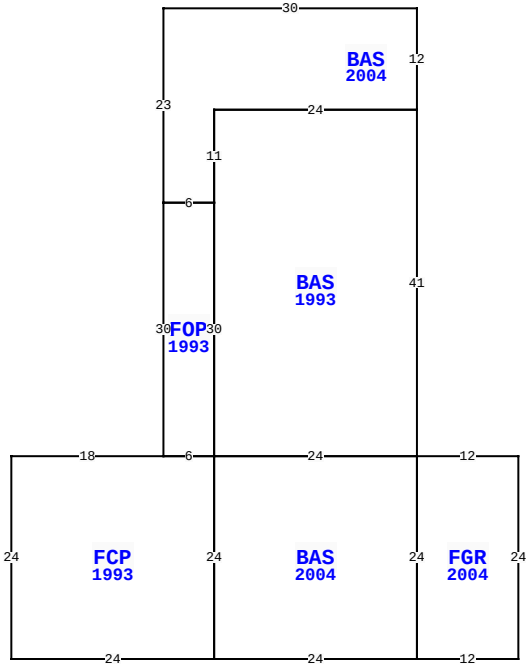
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	132,772
BAS	426	100	2004	426	57,480
BAS	576	100	2004	576	77,720
FCP	576	25	1993	144	19,430
FGR	288	55	2004	158	21,319
FOP	180	30	1993	54	7,287
TOTALS	3,030			2,342	316,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,342	124.6560	164.55	385,376	1983	1988	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2023 Heated Area: 1986 HX Base Yr 2023



75049 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		316,008
TOTAL MARKET OB/XF VALUE		10,658
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		526,666
SOH/AGL Deduction		93,284
ASSESSED VALUE		433,382
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,660
TOTAL JUST VALUE		526,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12010062	REPAIR/RRF	12,000	07/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1634	7/15/2022	WD	Q	I	01	468,000
GRANTOR: CICERO JOSEPH S						
GRANTEE: RANDALL CASSIDI D &						
2346/1725	3/12/2020	WD	Q	I	01	285,000
GRANTOR: SANGWAN YASH PAL & NE						
GRANTEE: CICERO JOSEPH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W30 S23 FOP=[YR=1993] S30 FCP=[YR=1993] W18 S24 E24 BAS=[YR=2004] E24 FGR=[YR=2004] E12 N24 W12 S24 $ N24 W24 S24 $ N24 W6 $ E6 N30 W6 $ E6 BAS=[YR=1993] S30 E24 N41 W24 S11 $ N11 E24 N12 $.

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	0300	BOAT DCK W	0	100	19	16	304.00	SF	40.00	40.00	100	1985	1985	3	20	2,432	
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	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2022	2022	3	95	4,940	
4	0311	WD GANG WY	0	100	10	3	30.00	SF	45.00	45.00	100	2022	2022	3	93	1,256	

LAND DESCRIPTION

TOTAL OB/XF 10,658

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