LOT 15
IN OR 2004/1952
NASSAU LANDING SUB PB 4/84-85

HENDRICKS LESLIE A
75043 EDWARDS RD
YULEE, FL 32097

2025

13-2N-26-4200-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

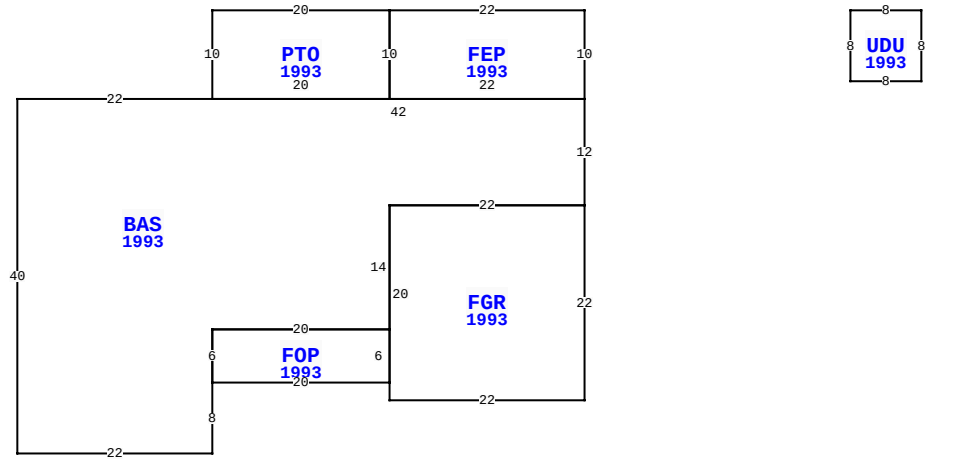
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1993	1,664	177,323
FEP	220	80	1993	176	18,755
FGR	484	55	1993	266	28,346
FOP	120	30	1993	36	3,837
PTO	200	5	1993	10	1,065
UDU	64	55	1993	35	3,730
TOTALS	2,752			2,187	233,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,187	95.2560	125.74	274,993	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2016 Heated Area: 1664 HX Base Yr 2016



75043 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		233,057
TOTAL MARKET OB/XF VALUE		29,694
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		462,751
SOH/AGL Deduction		190,391
ASSESSED VALUE		272,360
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,638
TOTAL JUST VALUE		462,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13082	RE-ROOF	7,931	08/01/2012
B0414265	ADDITION	6,377	12/01/2004
7997	NEW CONSTR	98,620	04/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2004/1952	9/22/2015	WD	Q	I	01	279,000
GRANTOR: THOMPSON ROBERT B						
GRANTEE: HENDRICKS LESLIE A						
0819/1852	1/20/1998	WD	Q	I		147,500
GRANTOR: COCHRAN NORMAN K & LY						
GRANTEE: THOMPSON ROBERT B &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W22 PTO=[YR=1993] W20 S10 BAS=[YR=1993] W22 S40 E22 N8 FOP=[YR=1993] E20 FGR=[YR=1993] S2 E22 N22 W22 S20$ N6 W20 S6$ N6 E20 N14 E22 N12 W42$ E20 N10$ S10 E22 N10$ PTR=E30 UDU=[YR=1993] E8 S8 W8 N8$ W30$.

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	10	24	240.00	SF	40.00	40.00	100	1997	1997	3	24	2,304	
2	0350	CARPORT WD	0	100	8	6	48.00	SF	13.00	13.00	100	1997	1997	3	20	125	
3	0810	CONCRETE A	0	100	0	0	439.00	SF	6.50	6.50	100	1993	1993	3	64	1,826	
4	0810	CONCRETE A	0	100	18	18	324.00	SF	6.50	6.50	100	1998	1998	3	73	1,537	
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1998	1998	3	25	5,040	
6	0810	CONCRETE A	0	100	2	25	50.00	SF	6.50	6.50	100	1998	1998	3	73	237	
7	0300	BOAT DCK W	0	100	0	0	188.00	SF	40.00	40.00	100	2003	2003	3	30	2,256	
8	0303	FLT DOCK W	0	100	5	10	50.00	SF	26.00	26.00	100	2003	2003	3	30	390	
9	0910	SCRN RM L	0	100	0	0	856.00	SF	15.00	15.00	100	2004	2004	3	21	2,696	
10	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2004	2004	3	32	8,160	

TOTAL OB/XF 24,571

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	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 05/12/2019 BY KBA 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	21	315	
12	0845	KOOL DECK	0	100	0	0	799.00	SF	7.25	7.25	100	2004	2004	3	83	4,808	

LAND DESCRIPTION

TOTAL OB/XF 5,123

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS