



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	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	1,212	100	1993	1,212	167,070
BAS	24	100	2021	24	3,308
BAS	48	100	2021	48	6,616
BAS	108	100	2021	108	14,888
BAS	220	100	2021	220	30,326
FGR	484	55	1993	266	36,667
FUS	500	100	1993	500	68,923
PTO	120	5	2021	6	828
STR	50	10	2021	5	689
TOTALS	2,766			2,389	329,316

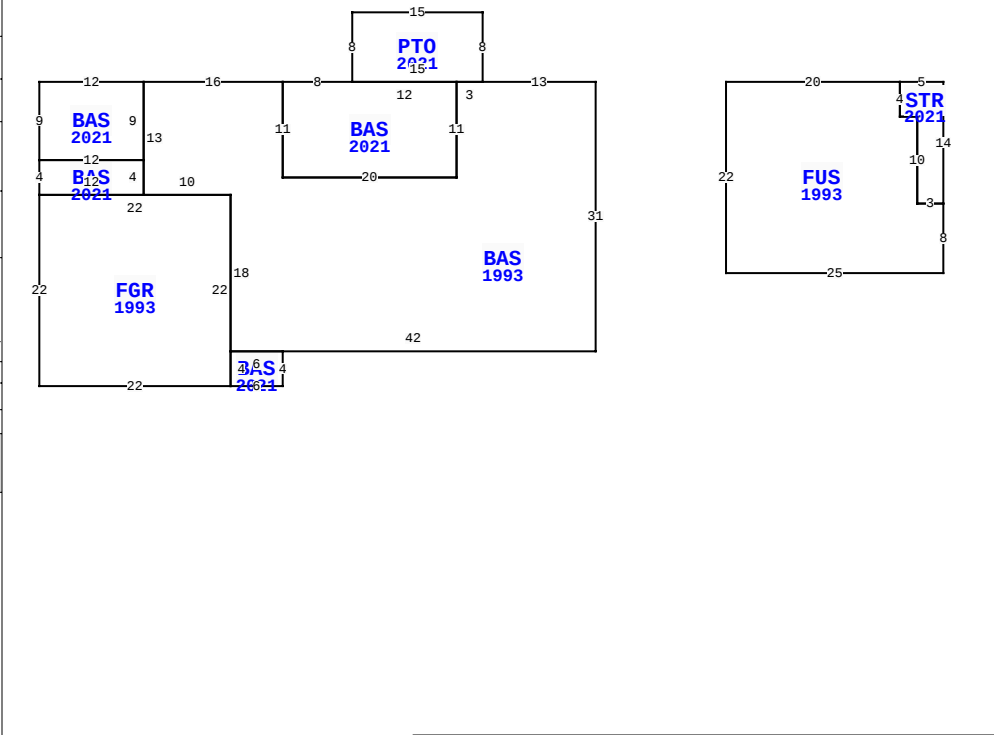
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0300	BOAT DCK W	0	100	0	0	392.00	SF	40.00	40.00	100	1990	1990	3	20	3,136	
3	0681	POLE SHED	0	100	8	10	80.00	SF	15.00	15.00	100	1990	1990	3	20	240	
4	0811	CONCRETE B	0	100	0	0	960.00	SF	5.20	5.20	100	1995	1995	3	68	3,395	
5	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	2021	2021	3	90	2,700	
6	0303	FLT DOCK W	0	100	0	0	192.00	SF	26.00	26.00	100	2021	2021	3	93	4,643	
7	0310	AL GANG WY	0	100	0	0	12.00	LF	115.00	115.00	100	2021	2021	3	90	1,242	
8	0866	POOL FIBER	0	100	18	9	162.00	SF	72.00	72.00	100	2025	2024		100	11,664	
9	0855	CONC PAVER	0	100	0	0	678.00	SF	10.00	10.00	100	2025	2024		100	6,780	
10	0300	BOAT DCK W	0	100	0	0	80.00	SF	40.00	40.00	100	2025	2022		95	3,040	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.50	LT		1.00	1.00	0.80	200,000.00	160,000.00	240,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,389	108.7800	143.59	343,037	1988	2015	0	0	0	4.00	96.00	
1 SNGL FAM - 100% - 2022					Heated Area: 2112				HX Base Yr 2022				



75029 EDWARDS RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
392.00	SF	40.00	40.00	100	1990	1990	3	20	3,136	
80.00	SF	15.00	15.00	100	1990	1990	3	20	240	
960.00	SF	5.20	5.20	100	1995	1995	3	68	3,395	
3.00	UT	1,000.00	1,000.00	100	2021	2021	3	90	2,700	
192.00	SF	26.00	26.00	100	2021	2021	3	93	4,643	
12.00	LF	115.00	115.00	100	2021	2021	3	90	1,242	
162.00	SF	72.00	72.00	100	2025	2024		100	11,664	
678.00	SF	10.00	10.00	100	2025	2024		100	6,780	
80.00	SF	40.00	40.00	100	2025	2022		95	3,040	

NASSAU COUNTY PROPERTY												PAGE 1 of 2				4
VALUATION SUMMARY												STANDARD				
VALUATION BY												Tax Group: 4				
BUILDING MARKET VALUE												Tax Dist:				
TOTAL MARKET OB/XF VALUE																353,204
TOTAL LAND VALUE - MARKET																53,119
TOTAL MARKET VALUE																240,080
SOH/AGL Deduction																646,323
ASSESSED VALUE																236,334
TOTAL EXEMPTION VALUE												HX HB				409,989
BASE TAXABLE VALUE																50,722
TOTAL JUST VALUE																359,267
NCON VALUE																646,323
INCOME VALUE																59,481
PREVIOUS YEAR MKT VALUE																466,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240004025	NEW INGROUND SWIM	23,000	04/09/2024
5224	NEW CONSTR	2,800	07/15/1988
2646	H/AC	2,976	07/14/1988
3095	NEW CONSTR	0	06/21/1988
4959	NEW CONSTR	63,000	06/13/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2433/0566	2/11/2021	WD	Q	I	01	270,000			
GRANTOR: PEEPLES FRANCESCA & T									
GRANTEE: MANGUM DOYLE & BRAN									
2271/1007	4/30/2019	WD	Q	I	02	140,000			
GRANTOR: POPE LACRETIA &									
GRANTEE: PEEPLES FRANCESCA &									

BUILDING NOTES

BUILDING DIMENSIONS											
BAS=[YR=1993] W13 PTO=[YR=2021] N8 W15 S8 BAS=[YR=2021] W8 S11 E20 N11 W12\$ E15\$ W3 S11 W20 N11 W16 BAS=[YR=2021] W12 S9 BAS=[YR=2021] S4 FGR=[YR=1993] S22 E22 BAS=[YR=2021] E6 N4 W6 S4 \$ N22 W22\$E12 N4 W12\$ E12 N9\$ S13 E10 S18 E42 N31\$ PTR=E15 FUS=[YR=1993] E20 STR=[YR=2021] E5 S14 W3 N10 W2 N4\$ S4 E2 S10 E3 S8 W25 N22\$ W15\$.											

[illegible]