E'LY 100.32 FT OF THE
W'LY 215.32 FT OF LOT 19
IN OR 1325/1910

HAMILTON BRUCE/MACK-HAMILTON MARCELL V
75009 EDWARDS ROAD
YULEE, FL 32097

2025

13-2N-26-4200-0019-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

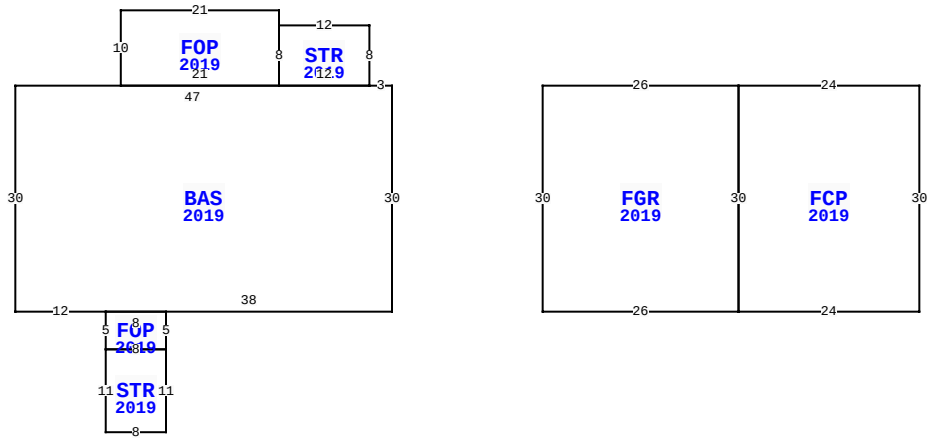
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2019	1,500	237,699
FCP	720	25	2019	180	28,524
FGR	780	55	2019	429	67,982
FOP	40	30	2019	12	1,901
FOP	210	30	2019	63	9,983
STR	88	10	2019	9	1,426
STR	96	10	2019	10	1,585
TOTALS	3,434			2,203	349,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,203	122.5000	161.70	356,225	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2006 Heated Area: 1500 HX Base Yr 2006



75009 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,100
TOTAL MARKET OB/XF VALUE		90,421
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		639,521
SOH/AGL Deduction		251,200
ASSESSED VALUE		388,321
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		337,599
TOTAL JUST VALUE		639,521
NCON VALUE		77,970
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007972	CO ISSUED	0	07/26/2019
18003848	DEMOLITION	11,500	09/12/2018
18003833	NEW CONSTR	228,151	06/01/2018
B1530253	REPAIR/RRF	16,588	04/01/2015
5955	NEW CONSTR	55,080	08/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/1910	6/15/2005	WD	Q	I		300,000
GRANTOR: SALMON TERRY L &						
GRANTEE: HAMILTON BRUCE & MA						
1109/0152	1/23/2003	WD	Q	I	01	100
GRANTOR: SALMON LARRY R & TERR						
GRANTEE: SALMON LARRY R & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W3 STR=[YR=2019] N8 W12 FOP=[YR=2019] N2 W21 S10 E21 N8$ S8 E12$ W47 S30 E12 FOP=[YR=2019] S5 STR=[YR=2019] S11 E8 N11 W8$ E8 N5 W8$ E38 N30$ PTR=E20 FGR=[YR=2019] E26 FCP=[YR=2019] E24 S30 W24 N30$ S30 W26 N30$ W20$.

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	0810	CONCRETE A	0	100	0	0	943.00	SF	6.50	6.50	100	1989	1989	3	54.5	3,341	
4	0810	CONCRETE A	0	100	0	0	336.00	SF	6.50	6.50	100	2019	2019	3	97	2,118	
5	0921	CWALL-CC P	0	100	115	0	115.00	LF	660.00	660.00	100	2025	2024		100	75,900	
6	0310	AL GANG WY	0	100	18	0	18.00	LF	115.00	115.00	100	2025	2024		100	2,070	
7	0303	FLT DOCK W	0	100	8	24	192.00	SF	26.00	26.00	100	2025	2024		100	4,992	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 90,421

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 10/04/2019 BY KB Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS