

LANDTROOP TRIPP
75106 EDWARDS ROAD
YULEE, FL 32097-2618

13-2N-26-4200-0031-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		15		CONC BLOCK 80		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		4	
Exterior Wall		17		CB STUCCO 20		0100		01		1,925		113.1508		113.15		217,814		1987		1995		0		0		0		14.50		85.50			
1 SINGLE FAM - 100% - 2023										Heated Area: 1880										HX Base Yr 2023													
Roof Structur		03		GABLE/HIP 100																													
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floo		14		CARPET 70																													
Interior Floo		13		LVT/LAMNT 30																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				3 100																													
Bathrooms				2 100																													
Frame		03		MASONRY 100																													
Stories				1. 100																													
Units				0 100																													
BUD8 Adjustme		04		DIST 01 100																													
Occupancy		00		NONE 100																													
Quality		06		Quality Level 06																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC		5001.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,880		100		1993		1,880		181,877																							
FOP		60		30		1993		18		1,742																							
FOP		90		30		1993		27		2,612																							
TOTALS		2,030						1,925		186,231																							
EXTRA FEATURES										75106 EDWARDS RD, YULEE																							
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		0504		FP-ELECTRI		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		1987		1987		3		60		1,200					
2		0812		CONCRETE C		0 100		0 0		2,198.00		SF		4.00		4.00		100		1987		1987		3		49.5		4,352					
3		0511		GARAGE CB-		0 100		30 24		720.00		SF		40.00		40.00		100		1987		1987		3		68		19,584					
4		0681		POLE SHED		0 100		16 8		128.00		SF		15.00		15.00		100		1990		1990		3		20		384					