

TESTON JAMES D & EULA MAE L/E/
75252 EDWARDS ROAD
YULEE, FL 32097

14-2N-26-4280-0002-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																								
Exterior Wall	20	FACE BRICK 90								0100	01	1,880	104.5660	104.57	196,592	1980	1985		0	0	0	26.41	73.59	VALUATION BY																						
Exterior Wall	05	AVERAGE 10								1 SINGLE FAM - 100% - 1974										Heated Area: 1820										HX Base Yr 1974																
Roof Structur	03	GABLE/HIP 100																												Tax Group: 4								Tax Dist:								
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE								144,672								
Interior Wall	04	PLYWOOD 100																												TOTAL MARKET OB/XF VALUE								36,684								
Interior Floo	14	CARPET 80																												TOTAL LAND VALUE - MARKET								231,750								
Interior Floo	08	SHT VINYL 20																												TOTAL MARKET VALUE								413,106								
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction								271,657								
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE								141,449								
Bedrooms		3 100																												TOTAL EXEMPTION VALUE								HX HB 50,722								
Bathrooms		1.5 100																												BASE TAXABLE VALUE								90,727								
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE								413,106								
Stories	1.	1. 100																												NCON VALUE								0								
Units		0 100																												INCOME VALUE																
BUD8 Adjustme	04	DIST 01 100																												PREVIOUS YEAR MKT VALUE								330,505								
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	1,534	100	1993	1,534	118,046																																									
BAS	286	100	1998	286	22,009																																									
FOP	200	30	1993	60	4,617																																									
TOTALS		2,020			1,880	144,672																																								
EXTRA FEATURES										75252 EDWARDS RD, YULEE										BLD DATE										LGL DATE																
																				XF DATE										LAND DATE																
																				INC DATE										AG DATE																
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	0940	SHEDS/PORT	0	100	12	14	168.00	SF	20.10	20.10	100	1970	1970	3	20	675																														
2	0940	SHEDS/PORT	0	100	14	38	532.00	SF	20.10	20.10	100	1971	1971	3	20	2,139																														
3	0810	CONCRETE A	0	100	0	0	388.00	SF	6.50	6.50	100	1985	1985	3	44	1,110																														
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																														
5	0810	CONCRETE A	0	100	0	0	678.00	SF	6.50	6.50	100	1999	1999	3	75	3,305																														
6	0940	SHEDS/PORT	0	100	10	24	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440																														
7	0510	GARAGE WD-	0	100	12	24	288.00	SF	35.00	35.00	100	1988	1988	3	20	2,016																														
8	0351	CARPORT MT	0	100	24	24	576.00	SF	3.00	3.00	100	2001	2001	3	20	346																														
9	0200	BARN WD 0-	0	100	24	36	864.00	SF	12.00	12.00	100	1990	1990	3	20	2,074																														
10	0351	CARPORT MT	0	100	11	42	462.00	SF	5.90	5.90	100	2001	2001	3	20	545																														
LAND DESCRIPTION										TOTAL OB/XF										15,190																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																						
1	000100	C	RES	100	0006	RM	0.00	0.00	3.09	AC		1.00	1.00	2.50	30,000.00	75,000.00	231,750																													

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