LOT 64
IN OR 2074/1106
(EX ESMT OR 750/497 & UTIL

HESTER CHRISTOPHER A
75375 EDWARDS RD
YULEE, FL 32097

2025

14-2N-26-4280-0008-0010

BUILDING CHARACTERISTICS

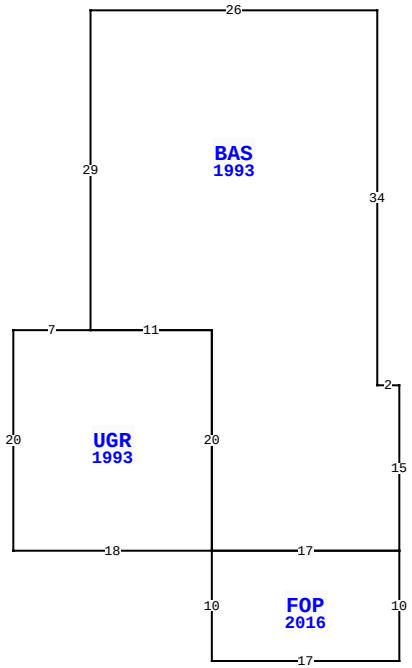
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,084	100	1993	1,084	54,333
FOP	170	30	2016	51	2,556
UGR	360	45	1993	162	8,120
TOTALS	1,614			1,297	65,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,297	84.2400	84.24	109,259	1958	1958	0	0	0	40.50	59.50

1 SINGLE FAM – 0% - 0 Heated Area: 1084 HX Base Yr



BLD DATE	05/24/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

75053 EASY ST, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	65,009
TOTAL MARKET OB/XF VALUE	1,540
TOTAL LAND VALUE - MARKET	65,450
TOTAL MARKET VALUE	131,999
SOH/AGL Deduction	21,774
ASSESSED VALUE	110,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,225
TOTAL JUST VALUE	131,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R950283	REPAIR/RRF	1,050	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2074/1106	9/20/2016	WD	U	I	11	100
GRANTOR: LONG DONNA D & KAREN						
GRANTEE: HESTER CHRISTOPHER						
2073/1347	9/20/2016	WD	U	I	37	55,000
GRANTOR: LONG DONNA D & KAREN						
GRANTEE: HESTER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S29 UGR=[YR=1993] W7 S20 E18 FOP=[YR=2016] S10 E17 N10 W17$ N20 W11$ E11 S20 E17 N15 W2 N34$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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	000116	C	RES MARSH	0	0005	RM	93.00	341.00	93.50	FF		1.00	1.00	1.00	700.00	700.00	65,450							

REVIEW DATE 08/22/2022 BY KBA Total Acres: 0.00 Total Land Value: 65,450 Market: 0 Agricultural: 0 Common: 65,450 PRINTED 07/30/2025 BY SYS