PT OF LOTS 61,62 & 70
IN OR 2210/204
SUB OF GOVT LOT 9 IN

JOHNSEN CYNTHIA M
75358 EDWARDS RD
YULEE, FL 32097

2025

14-2N-26-4280-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

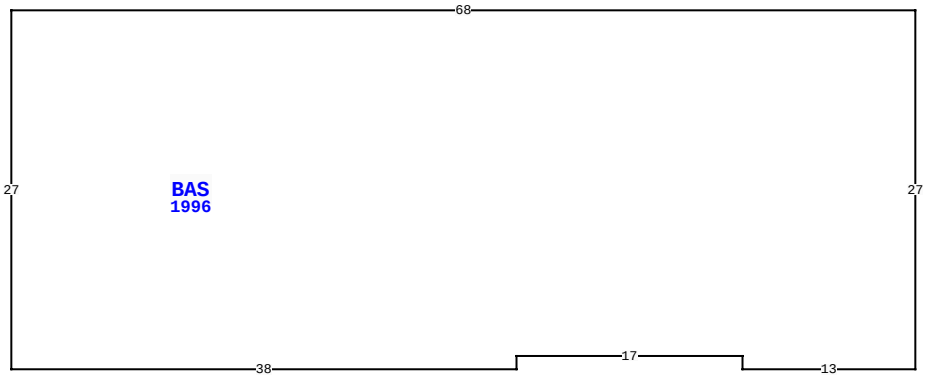
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,819	100	1996	1,819	54,548
TOTALS	1,819			1,819	54,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,819	117.6000	99.96	181,827	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2019 Heated Area: 1819 HX Base Yr 2019



75358 EDWARDS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,548
TOTAL MARKET OB/XF VALUE		1,632
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		116,180
SOH/AGL Deduction		49,706
ASSESSED VALUE		66,474
TOTAL EXEMPTION VALUE	HX HB	41,474
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/0204	7/11/2018	QC	U	I	11	100
GRANTOR: DAWSON SUE-ANNE W						
GRANTEE: JOHNSEN CYNTHIA M						
2112/1268	4/04/2017	QC	U	I	11	100
GRANTOR: JOHNSEN CYNTHIA MARIE						
GRANTEE: DAWSON SUE-ANNA WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W68 S27 E38 N1 E17 S1 E13 N27$.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	12.00	12.00	100	1982	1982	3	20	192	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1999	1999	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,632

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	000100	C	RES	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS