SUB LOT 28 (PAR 14)&
SUB PT OF 29 (36-1)
IN OR 1787/1634

HENGY EDWARD J & BOBBIE
3719 COSMOS CT
PHILADELPHIA, PA 19136

2025

14-2N-26-4280-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

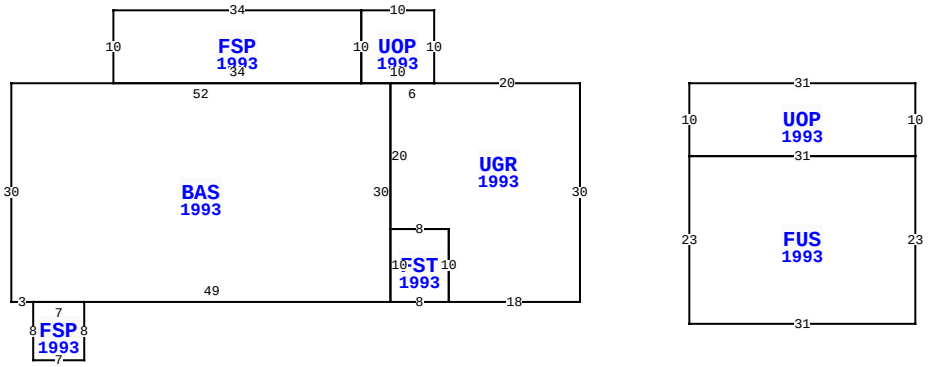
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,560	100	1993	1,560	131,089
FSP	56	40	1993	22	1,849
FSP	340	40	1993	136	11,428
FST	80	55	1993	44	3,697
FUS	713	100	1993	713	59,915
UGR	700	45	1993	315	26,470
UOP	100	20	1993	20	1,681
UOP	310	20	1993	62	5,210
TOTALS	3,859			2,872	241,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,872	111.3000	111.30	319,654	1958	1975	0	0	0	24.50	75.50

1 SINGLE FAM – 0% - 0 Heated Area: 2273 HX Base Yr



75319 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	241,339
TOTAL MARKET OB/XF VALUE	4,754
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	446,093
SOH/AGL Deduction	85,422
ASSESSED VALUE	360,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,671
TOTAL JUST VALUE	446,093
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8051	MH MOVE-ON	18,500	02/15/1990
2303	N/A	4,800	10/05/1987
4347	N/A	24,955	09/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1787/1634	1/17/2012	PR	Q	I	02	185,000
GRANTOR: MASTIN FREDERICK D P/						
GRANTEE: HENGY EDWARD J & BO						
0340/0077	6/01/1981	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W20 UOP=[YR=1993] N10 W10 FSP=[YR=1993] W34 S10 E34 N10 $ S10 E10 $ W6 BAS=[YR=1993] W52 S30 E3 FSP=[YR=1993] S8 E7 N8 W7 $ E49 FST=[YR=1993] E8 N10 W8 S10 $ N30 $ S20 E8 S10E18 N30 $ PTR=E15 UOP=[YR=1993] E31 S10 FUS=[YR=1993] S23 W31 N23 E31$ W31 N10$ W15$.

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	1975	1975	3	34	1,190	
2	0810	CONCRETE A	0	0	12	20	240.00	SF	6.50	6.50	100	1980	1980	3	30	468	
3	0300	BOAT DCK W	0	0	8	24	192.00	SF	40.00	40.00	100	1975	1975	3	20	1,536	
4	0940	SHEDS/PORT	0	0	10	17	170.00	SF	30.00	30.00	100	1990	1990	3	20	1,020	
5	0940	SHEDS/PORT	0	0	9	10	90.00	SF	30.00	30.00	100	1990	1990	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 4,754

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	0		RM	147.00	287.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 08/09/2022 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS