SUB LOT 49
IN OR 982/588
SUB OF GOVT LOT 9 UNR

STEPHENSON MERLIN KEITH
75290 EDWARDS ROAD
YULEE, FL 32097

2025

14-2N-26-4280-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

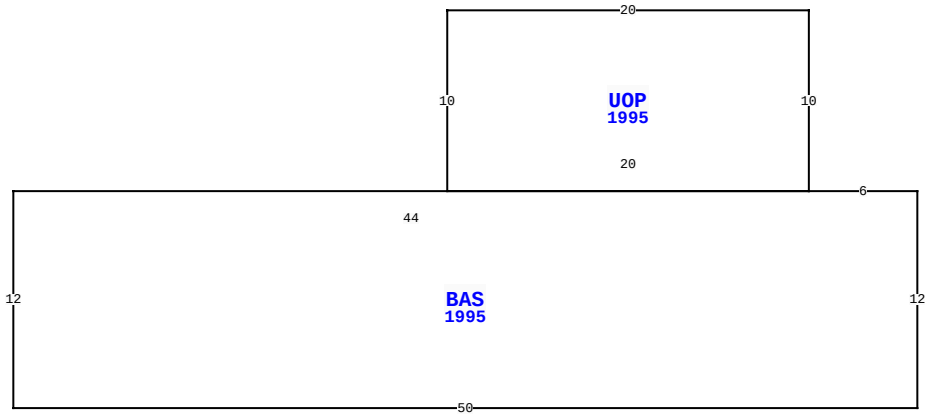
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1995	600	13,334
UOP	200	25	1995	50	1,111
TOTALS	800			650	14,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	650	92.6000	74.08	48,152	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 600 HX Base Yr 2002



75290 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		14,446
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		74,446
SOH/AGL Deduction		50,204
ASSESSED VALUE		24,242
TOTAL EXEMPTION VALUE	HX HB	24,242
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		74,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,640

2024 LIVE OAK/ 32X76 / 4BD + 3BTH LOHGA20039378(A/

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH230016197	MOBILE HOME	0	12/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0982/0588	4/19/2001	WD	Q	I		33,900
GRANTOR: HIGGINBOTHAM JAMES F						
GRANTEE: STEPHENSON MERLIN K						
0846/1275	8/28/1998	WD	Q	I	01	100
GRANTOR: HIGGINBOTHAM HELEN R						
GRANTEE: HIGGINBOTHAM JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W6 UOP=[YR=1995] N10 W20 S10 E20$ W44 S12 E50 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	190.00	200.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/17/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS