LOT 47
IN OR 2529/746
UTIL ESMT OR 801/1764

MITTS TRAVIS J/MITTS TYLER E
75260 EDWARDS RD
YULEE, FL 32097

2025

14-2N-26-4280-0015-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

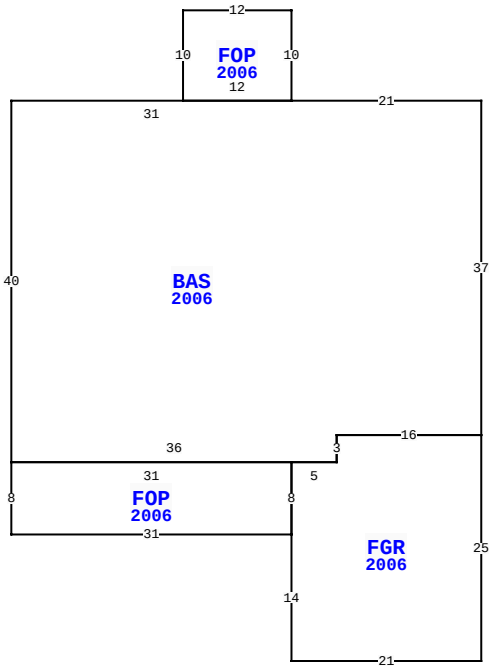
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,032	100	2006	2,032	235,948
FGR	510	55	2006	280	32,512
FOP	120	30	2006	36	4,181
FOP	248	30	2006	74	8,592
TOTALS	2,910			2,422	281,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,422	96.6672	127.60	309,047	2006	2006	0	0	0	9.00	91.00

3 SNGL FAM – 0% - 0 Heated Area: 2032 HX Base Yr



75260 EDWARDS RD, YULEE

BLD DATE	11/17/2006	JM	LGL DATE
XF DATE	11/17/2006	JM	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	281,233
TOTAL MARKET OB/XF VALUE	6,956
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	348,189
SOH/AGL Deduction	4,422
ASSESSED VALUE	343,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,767
TOTAL JUST VALUE	348,189
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16480	ELEC OTHER	5,000	01/01/2006
C16429	CO ISSUED	155,468	12/01/2005
M10854	OTHER	0	12/01/2005
B16429	NEW CONSTR	155,468	12/01/2005
P10400	OTHER	0	11/01/2005
R08472	REPAIR/RRF	3,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2529/0746	10/20/2021	WD	Q	I	01	329,000
GRANTOR: ESPINOSA ADAM & MICHE						
GRANTEE: MITTS TRAVIS J & TY						
2501/0206	9/15/2021	WD	Q	I	05	295,000
GRANTOR: BALLARD JOHN M & MINN						
GRANTEE: ESPINOSA ADAM M & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FOP=[YR=2006] N10 W12 S10 E12$ W31 S40 FOP=[YR=2006] S8 E31 FGR=[YR=2006] S14 E21 N25 W16 S3 W5 S8$ N8 W31$ E36 N3 E16 N37$.

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	0811	CONCRETE B	0	0	0	0	1,204.00	SF	5.20	5.20	100	2006	2006	3	86	5,384	
2	0940	SHEDS/PORT	0	0	13	13	169.00	SF	30.00	30.00	100	2008	2008	3	31	1,572	

LAND DESCRIPTION

TOTAL OB/XF 6,956

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	0	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/04/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS