

**KURLIN THOMAS M & LAURIE A L/E/
75293 EDWARDS ROAD
YULEE, FL 32097**

14-2N-26-4280-0016-0000

[illegible]

SUB LOTS 26 & 27 (PARS 16 & 17
IN OR 560/326 & 329 EX 16-1
R568096 & R568097

KURLIN THOMAS M & LAURIE A L/E/
75293 EDWARDS ROAD
YULEE, FL 32097

2025

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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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	400	100	1993	400	9,024
TOTALS	400			400	9,024

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0920	CWALL -WD/M	0	100	0	0	100.00	LF	390.00
12	0812	CONCRETE C	0	100	0	0	2,826.00	SF	4.00
13	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00
14	1242	WD DECK A	0	100	10	7	70.00	SF	10.00
15	1242	WD DECK A	0	100	8	4	32.00	SF	10.00
16	0311	WD GANG WY	0	100	16	4	64.00	SF	45.00
17	0303	FLT DOCK W	0	100	13	7	91.00	SF	26.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	400	94.0000	75.20	30,080	1966	1966	0	0	0	70.00	30.00	
2 M/H 93- - 0% - 1992													
Heated Area: 400													
HX Base Yr 1992													
BAS 1993													

TOTAL OB/XF													
17,316													

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17,316													

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17,316													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		73,580	
TOTAL MARKET OB/XF VALUE		28,616	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		302,196	
SOH/AGL Deduction		162,618	
ASSESSED VALUE		139,578	
TOTAL EXEMPTION VALUE		132,592	
SL HX HB		6,986	
BASE TAXABLE VALUE		302,196	
TOTAL JUST VALUE		0	
NCON VALUE		0	
INCOME VALUE		203,508	
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2406/0163	10/28/2020	QC	U	I	11	100	
GRANTOR: KURLIN THOMAS MITCHEL							
GRANTEE: KURLIN JONATHAN P &							
0560/0329	1/04/1989	WD	Q	I		60,000	
GRANTOR: TAYLOR DENNY O							
GRANTEE: KURLIN THOMAS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W40 S10 E40 N10 \$.									