PT OF SUBLOT 27
IN OR 1474/821
R408050 & R408051

CAMPBELL KRISTEN L
75299 EDWARDS ROAD
YULEE, FL 32097

2025

14-2N-26-4280-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	03	Quality Level 03

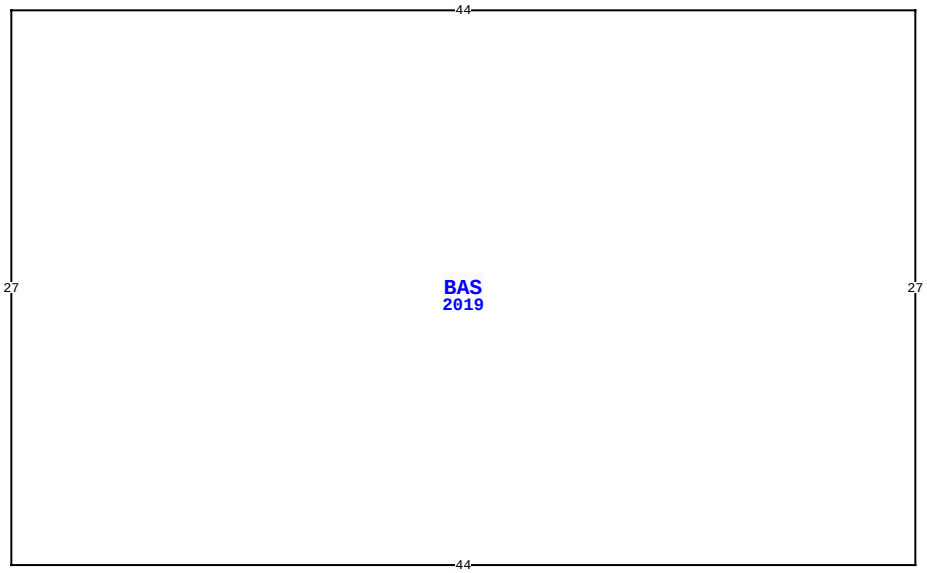
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2019	1,188	109,313
TOTALS	1,188			1,188	109,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	116.4000	98.94	117,541	2019	2019	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2016 Heated Area: 1188 HX Base Yr 2016



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,313
TOTAL MARKET OB/XF VALUE		13,586
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		322,899
SOH/AGL Deduction		156,444
ASSESSED VALUE		166,455
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,733
TOTAL JUST VALUE		322,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001390	CO ISSUED	0	02/13/2019
18009365	MODULAR HM	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/0821	1/26/2007	WD	Q	I	06	275,000
GRANTOR: WILLIS RAYMOND B						
GRANTEE: CAMPBELL KRISTEN L						
0860/1603	12/30/1998	QC	Q	I	06	100
GRANTOR: WILLIS JUDY LYNN						
GRANTEE: WILLIS RAYMOND B						

BLD DATE 03/14/2008 KK | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

75299 EDWARDS RD, YULEE

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	437.00	SF	6.50	6.50	100	1980	1980	3	30	852	
2	0812	CONCRETE C	0	100	0	0	1,503.00	SF	4.00	4.00	100	1995	1995	3	68	4,088	
3	0920	CWALL-WD/M	0	100	0	0	45.00	LF	390.00	390.00	100	1995	1995	3	20	3,510	
4	0300	BOAT DCK W	0	100	0	0	642.00	SF	40.00	40.00	100	1991	1991	3	20	5,136	

BUILDING DIMENSIONS

BAS=[YR=2019] W44 S27 E44 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,586

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	100		RM	96.00	235.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 07/11/2019 BY KB Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS