

SUB LOT 25 (PAR 18)
IN OR 2376/1982
(EX S50 FT OF LOT 25)

HADDOCK ROBERT V JR & COLLEEN
75281 EDWARDS RD
YULEE, FL 32097

2025

14-2N-26-4280-0018-0000



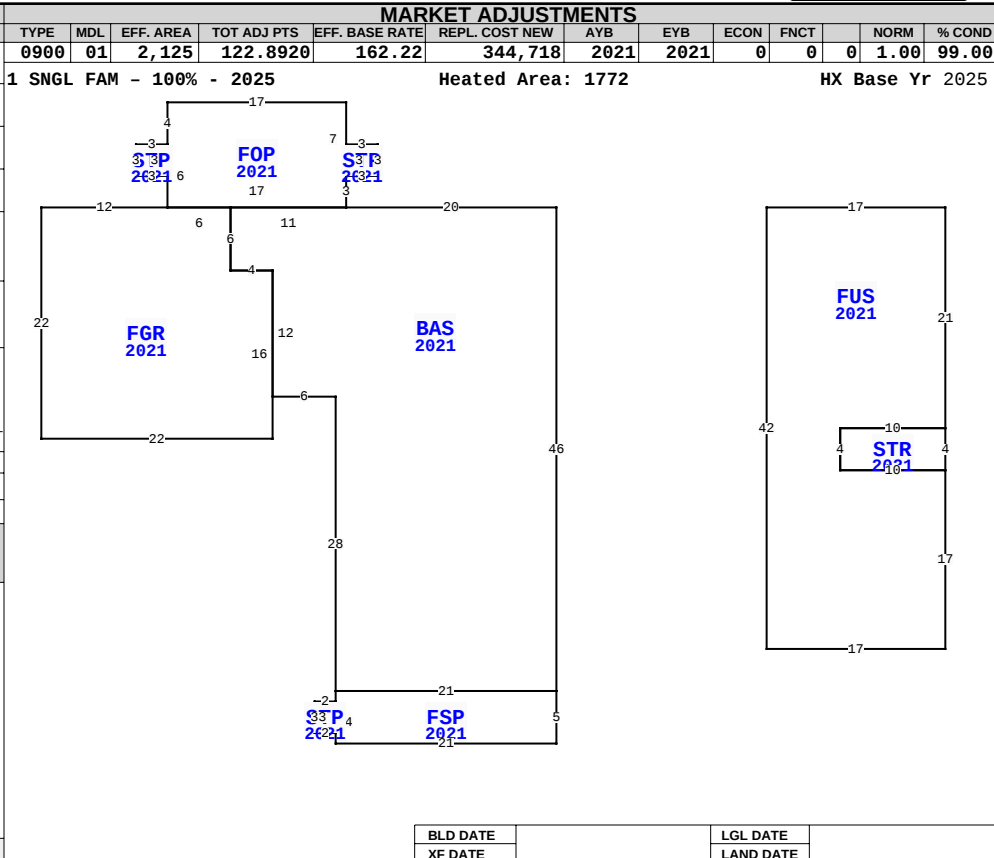
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,098	100	2021	1,098	176,337
FGR	460	55	2021	253	40,632
FOP	170	30	2021	51	8,190
FSP	105	40	2021	42	6,745
FUS	674	100	2021	674	108,243
STP	6	10	2021	1	160
STP	9	10	2021	1	160
STP	9	10	2021	1	160
STR	40	10	2021	4	643
TOTALS	2,571			2,125	341,271

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0812	CONCRETE C

LAND DESCRIPTION	CLAS	RES CREEK
1 000131	C	RES CREEK



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF															7,140
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000131	C	RES CREEK	100		RM	63.00	199.00	1.00	LT		1.00	1.00	1.00	200,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		341,271			
TOTAL MARKET OB/XF VALUE		7,140			
TOTAL LAND VALUE - MARKET		200,000			
TOTAL MARKET VALUE		548,411			
SOH/AGL Deduction		0			
ASSESSED VALUE		548,411			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		497,689			
TOTAL JUST VALUE		548,411			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		441,950			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010122	CO ISSUED	0	06/30/2021
20010122	NEW CONSTR	247,104	10/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2376/1982	7/14/2020	WD	Q	V	01	127,500
GRANTOR: K & W PROPERTIES OF N						
GRANTEE: HADDOCK ROBERT V JR						
2338/1289	2/07/2020	SW	U	V	37	78,000
GRANTOR: HEEKIN T GEOFFREY						
GRANTEE: K & W PROPERTIES OF						

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2021] W20 FOP=[YR=2021] N3 STP=[YR=2021] E3 N3 W3 S3\$ N7 W17 S4 STP=[YR=2021] W3 S3 E3 N3\$ S6 FGR=[YR=2021] W12 S22 E22 N16 W4 N6 W6\$E17\$ W11 S6 E4 S12 E6 S28 FSP=[YR=2021] S1 STP=[YR=2021] W2 S3 E2 N3 \$ S4 E21 N5 W21\$ E21 N46\$ PTR= E20 FUS=[YR=2021] E17 S21 STR=[YR=2021] S4 W10 N4 E10\$ W10 S4 E10 S17 W17 N42\$ W20\$.														