SUBLOT N1/2 OF 24 &
S50 FT OF SUB LOT 25
SUB ON GOVT LOT 9 UNR

HOPPER CLEVE II
75273 EDWARDS RD
YULEE, FL 32097

2025

14-2N-26-4280-0018-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	01	Quality Level 01

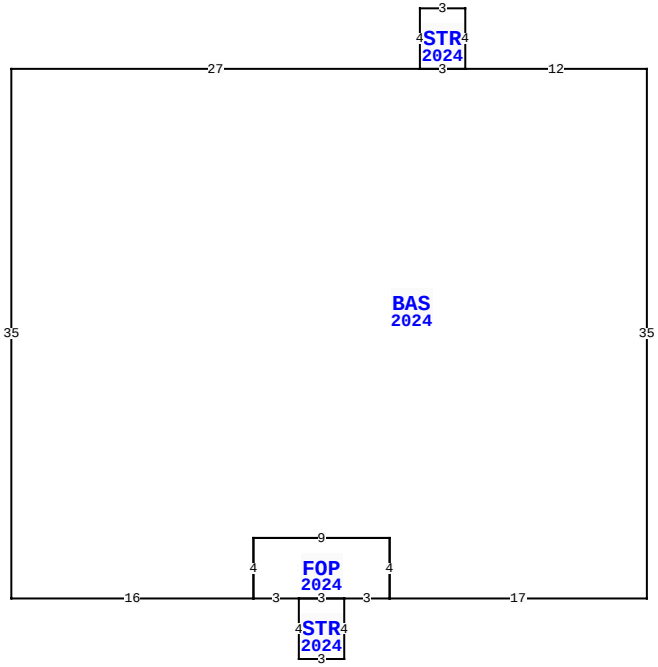
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100	2024	1,434	200,201
FOP	36	30	2024	11	1,536
STR	12	10	2024	1	140
STR	12	10	2024	1	140
TOTALS	1,494			1,447	202,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,447	105.7680	139.61	202,016	2023	2023	0	0	0	0.00	100.00

2 SNGL FAM – 0% - 2024 Heated Area: 1434 HX Base Yr



75273 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		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	206,631
TOTAL MARKET OB/XF VALUE	29,435
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	436,066
SOH/AGL Deduction	66,229
ASSESSED VALUE	369,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,837
TOTAL JUST VALUE	436,066
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,215

ALSO OWNS ADJCNT PRCL 14-2N-26-4280-0020-0000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-17835	CO		10/19/2023
B2217835	NEW CONSTR	215,034	12/05/2022
B2218022	SWIM POOL	0	12/05/2022
B0413286	GARAGE	23,925	07/01/2004
8585	MH MOVE-ON	4,000	06/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0910	2/28/2022	WD	Q	I	01	185,000

GRANTOR: MORRISON JEFFERSON J
GRANTEE: HOPPER CLEVE II

1066/1011	7/03/2002	WD	Q	I	01	17,400

GRANTOR: MORRISON JEFFERSON J
GRANTEE: MORRISON ROSEMARY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E27 E3 E12 S35 W17 N4 W9 S4 W16 N35 $
FOP=[YR=2024;ORIG=49,45] W3 N4 E9 S4 W3 W3 $
STR=[YR=2024;ORIG=49,45] E3 S4 W3 N4 $
STR=[YR=2024;ORIG=57,10] E3 N4 W3 S4 $
.

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	0300	BOAT DCK W	0	0	16	12	192.00	SF	40.00	40.00	100	2005	2005	3	36	2,765	
2	0866	POOL FIBER	0	0	26	12	312.00	SF	72.00	72.00	100	2024	2023		97	21,790	
3	0855	CONC PAVER	0	0	0	0	488.00	SF	10.00	10.00	100	2024	2023		100	4,880	

LAND DESCRIPTION

TOTAL OB/XF 29,435

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	0		RM	130.00	180.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 11/22/2022 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS

SUBLOT N1/2 OF 24 &
S50 FT OF SUB LOT 25
SUB ON GOVT LOT 9 UNR

HOPPER CLEVE II
75273 EDWARDS RD
YULEE, FL 32097

2025

14-2N-26-4280-0018-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

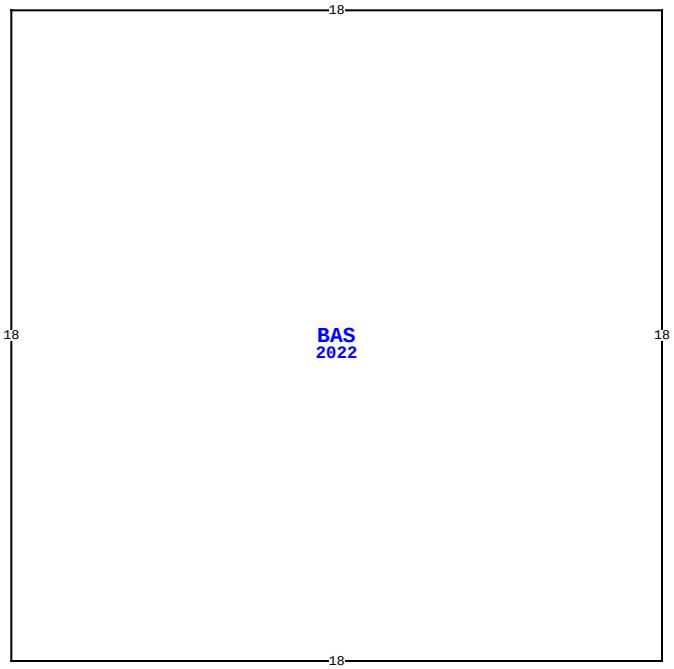
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100	2022	324	4,615
TOTALS	324			324	4,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	324	55.0000	20.35	6,593	2004	2004	0	0	0	30.00	70.00

3 GARAGE RES – 0% - 2023 Heated Area: 324 HX Base Yr



75273 EDWARDS RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,837
TOTAL JUST VALUE	436,066
NCON VALUE	0
INCOME VALUE	
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GRANTEE: HOPPER CLEVE II						
1066/1011	7/03/2002	WD	Q	I	01	17,400
GRANTOR: MORRISON JEFFERSON J						
GRANTEE: MORRISON ROSEMARY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S18 E18 N18$.

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

REVIEW DATE 11/22/2022 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS