SUB LOT S1/2 OF 24
IN OR 2671/1177
SUB OF GOVT LOT 9 UNR

HOPPER CLEVE
75273 EDWARDS RD
YULEE, FL 32097

2025

14-2N-26-4280-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

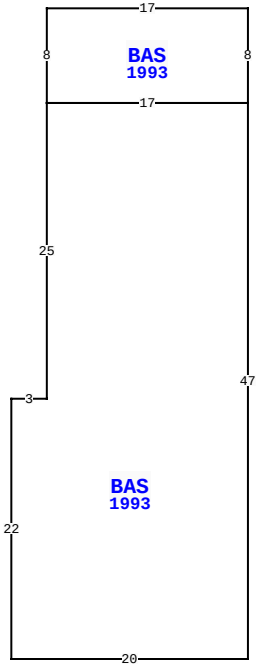
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	136	100	1993	136	6,603
BAS	865	100	1993	865	41,997
TOTALS	1,001			1,001	48,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,001	131.2200	131.22	131,351	1958	1958	0	0	20	43.00	37.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1001 HX Base Yr



75271 EDWARDS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,600
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	248,600
SOH/AGL Deduction	76,127
ASSESSED VALUE	172,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,473
TOTAL JUST VALUE	248,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,794

AP% FOR DEFERRED MAINTENANCE: KW 11/23

OWNER LIVES ON ADJCNT PRCL 14-2N-26-4280-0018-0010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001644	DEMO OF OLD HOME	5,000	02/18/2025
7159	CHNGE SRVC	0	01/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1177	10/03/2023	WD	Q	I	01	195,000
GRANTOR: STEPHENSON MERLIN KEI						
GRANTEE: HOPPER CLEVE						
0070/0689	1/01/1967	TA	Q	I		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W17 S25 W3 S22 E20 N47 $
BAS=[YR=1993;ORIG=0,0] N8 W17 S8 E17 $
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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
1	000131	C	RES CREEK	0	0006	RM	75.00	185.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 11/21/2023 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS