SUB LOTS 20 & 21 R108245
IN OR 2266/750
SUB OF GOVT LOT 9 UNR

WATERS LLOYD/WATERS BRIAN ET AL
75324 EDWARDS RD
YULEE, FL 32097

2025

14-2N-26-4280-0021-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

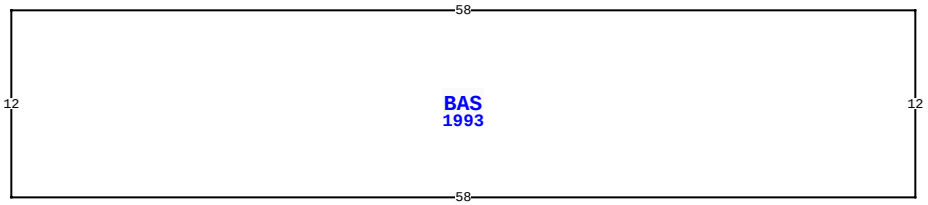
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	1993	696	15,969
TOTALS	696			696	15,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	696	95.6000	76.48	53,230	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 696 HX Base Yr



75267 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	15,969
TOTAL MARKET OB/XF VALUE	1,476
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	97,445
SOH/AGL Deduction	3,451
ASSESSED VALUE	93,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,994
TOTAL JUST VALUE	97,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2589/0001	8/03/2022	QC	U	I	11	100
GRANTOR: WATERS LLOYD						
GRANTEE: WATERS LLOYD & BRIA						
2266/0750	3/21/2019	LE	U	I	11	100
GRANTOR: SHIFERDEK FREDERICK M						
GRANTEE: WATER LLOYD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S12 E58 N12$.

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	0350	CARPORT WD	0	0	0	0	240.00	SF	13.00	13.00	100	1982	1982	3	20	624	
2	0940	SHEDS/PORT	0	0	0	0	72.00	SF	30.00	30.00	100	1982	1982	3	20	432	
3	0752	USP	0	0	10	14	140.00	SF	15.00	15.00	100	1988	1988	3	20	420	

LAND DESCRIPTION

TOTAL OB/XF 1,476

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	000116	C	RES MARSH	0		RM	100.00	235.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS