



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
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		7700 CLUBS/LODGES/HALLS			
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	600	100	1993	600	38,595
UDU	96	55	1993	53	3,409
UOP	540	20	1997	108	6,947

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	28	4	112.00	SF	10.00	10.00	
2	0311	WD GANG WY	0	0	24	4	96.00	SF	45.00	45.00	
3	0303	FLT DOCK W	0	0	24	8	192.00	SF	26.00	26.00	
4	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000116	C	RES MARSH	0		RM	350.00	230.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	761	83.0000	83.00	63,163	1963	1963	0	0	22.50	77.50
1 SINGLE FAM - 0% - 0 Heated Area: 600 HX Base Yr											
3020 2720 20 20 30 UDU 1993 UOP 1997 128 12 8 8 12											

75215 EDWARDS RD, YULEE					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
112.00	SF	10.00	10.00	100	2025	2000		20	224		
96.00	SF	45.00	45.00	100	2025	2000		20	864		
192.00	SF	26.00	26.00	100	2025	2000		27	1, 348		
2.00	UT	1,000.00	1,000.00	100	2025	2000		20	400		

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				48,951			
TOTAL MARKET OB/XF VALUE				2,836			
TOTAL LAND VALUE - MARKET				200,000			
TOTAL MARKET VALUE				251,787			
SOH/AGL Deduction				54,188			
ASSESSED VALUE				197,599			
TOTAL EXEMPTION VALUE				10	197,599		
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				251,787			
NCON VALUE				2,836			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				193,654			
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BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=1997] W27 BAS=[YR=1993] W30 S20 E30 N20\$ S20 E27 N20\$ PTR=E10 UDU=[YR=1993] E12 S8 W12 N8\$ W10\$.											