SUB LOT 31
IN OR 770/975
SUB OF GOVT LOT 9 UNR

HARRISON KENNETH W SR & REBA L
12672 LANIER ROAD
JACKSONVILLE, FL 32226

2025

14-2N-26-4280-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

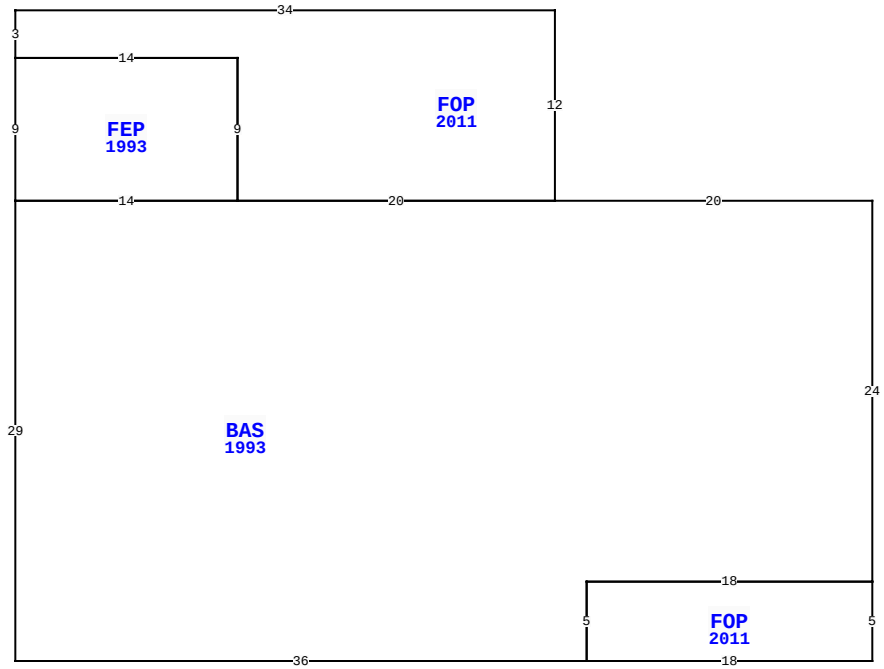
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1993	1,476	129,512
FEP	126	80	1993	101	8,862
FOP	90	30	2011	27	2,369
FOP	282	30	2011	85	7,458
TOTALS	1,974			1,689	148,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	109.0000	109.00	184,101	1962	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 1476 HX Base Yr



75341 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	181,299
TOTAL MARKET OB/XF VALUE	9,997
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	391,296
SOH/AGL Deduction	108,116
ASSESSED VALUE	283,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,180
TOTAL JUST VALUE	391,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0770/0975	9/09/1996	WD	Q	I	05	64,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HARRISON KENNETH W						
0759/1434	5/14/1996	WD	U	I	19	100
GRANTOR: MIDFIRST BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 W20 W14 S29 E36 N5 E18 N24 $
FOP=[YR=2011;ORIG=-20,0] N12 W34 S3 E14 S9 E20 $
FOP=[YR=2011;ORIG=-18,29] E18 N5 W18 S5 $
FEP=[YR=1993;ORIG=-54,-9] E14 S9 W14 N9 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0920	CWALL-WD/M	0	0	0	0	91.00	LF	390.00	390.00	100	2000	2000	3	20	7,098	
3	0680	POLE SHED	0	0	18	15	270.00	SF	10.00	10.00	100	2000	2000	3	27	729	

LAND DESCRIPTION

TOTAL OB/XF 9,997

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	108.00	261.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 03/01/2024 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS

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JACKSONVILLE, FL 32226

2025

14-2N-26-4280-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

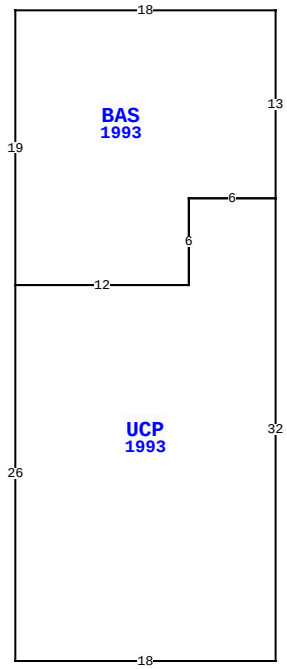
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100	1993	306	4,049
UCP	504	20	1993	101	1,336
TOTALS	810			407	5,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	407	71.5000	26.46	10,769	1980	1980	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 306 HX Base Yr



75341 EDWARDS RD, YULEE

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VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL MARKET OB/XF VALUE	9,997
TOTAL LAND VALUE - MARKET	200,000
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SOH/AGL Deduction	108,116
ASSESSED VALUE	283,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,180
TOTAL JUST VALUE	391,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0770/0975	9/09/1996	WD	Q	I	05	64,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HARRISON KENNETH W						
0759/1434	5/14/1996	WD	U	I	19	100
GRANTOR: MIDFIRST BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993;ORIG=-18,19] S26 E18 N32 W6 S6 W12 $
BAS=[YR=1993;ORIG=0,0] W18 S19 E12 N6 E6 N13 $
.

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 03/01/2024 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS

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JACKSONVILLE, FL 32226

2025

14-2N-26-4280-0026-0000

NASSAU COUNTY PROPERTY

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
Quality	06	Quality Level 06

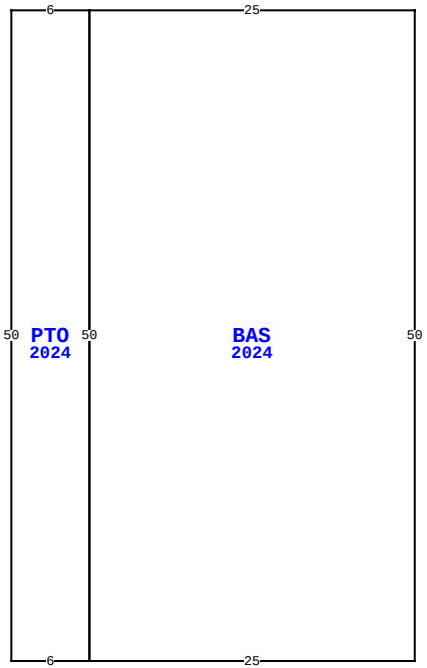
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	2024	1,250	27,386
PTO	300	5	2024	15	329
TOTALS	1,550			1,265	27,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,265	59.8000	22.13	27,994	2023	2023	0	0	0	1.00	99.00

3 GARAGE RES – 0% - 2024 Heated Area: 1250 HX Base Yr



75341 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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ASSESSED VALUE	283,180
TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	391,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HARRISON KENNETH W						
0759/1434	5/14/1996	WD	U	I	19	100
GRANTOR: MIDFIRST BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E25 S50 W25 N50 $
PTO=[YR=2024;ORIG=44,10] E6 S50 W6 N50 $
.

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 03/01/2024 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS