

LOWRY THOMAS &/CALFEE DIANNA
75179 EDWARDS ROAD
YULEE, FL 32097-7254

14-2N-26-4280-0028-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		15	CONC BLOCK 70		0100	01	1,232	84.9060	84.91	104,609	1958	1985	0	0	0	0	19.50	80.50	VALUATION BY					STANDARD										
Exterior Wall		26	AL SIDING 30		1 SINGLE FAM - 0% - 0										Heated Area: 1232					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Structur		03	GABLE/HIP 100		28 44 44 28 BAS 1993															BUILDING MARKET VALUE					84,210									
Roof Cover		01	MINIMUM 100																	TOTAL MARKET OB/XF VALUE					3,635									
Interior Wall		04	PLYWOOD 100																	TOTAL LAND VALUE - MARKET					80,000									
Interior Floo		03	CONC FINSH 100																	TOTAL MARKET VALUE					167,845									
Air Condition		01	NONE 100																	SOH/AGL Deduction					36,610									
Heating Type			N/A 100																	ASSESSED VALUE					131,235									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					0									
Bathrooms			1 100																	BASE TAXABLE VALUE					131,235									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					167,845									
Stories		1.	1. 100																	NCON VALUE					0									
Units			0 100		INCOME VALUE																													
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE					128,674																								
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	1,232	100	1993	1,232	84,210																													
TOTALS		1,232			1,232	84,210																												
EXTRA FEATURES						75175 EDWARDS RD, YULEE										BLD DATE				LGL DATE														
																XF DATE				LAND DATE														
																INC DATE				AG DATE														
L N	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	0810	CONCRETE A	0	0	0	168.00	SF	6.50	6.50	100	1980	1980	3	30	328																			
2	0350	CARPORT WD	0	0	24	13	312.00	SF	13.00	13.00	100	1987	1987	3	20	811																		
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	1980	1980	3	20	960																		
4	0300	BOAT DCK W	0	0	6	12	192.00	SF	40.00	40.00	100	1988	1988	3	20	1,536																		
LAND DESCRIPTION						TOTAL OB/XF										3,635																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	00006	RM	100.00	257.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																	