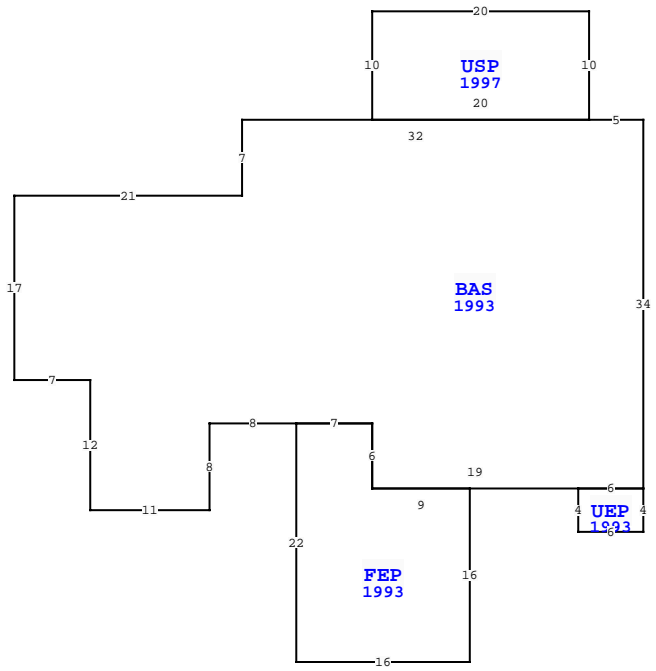


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	05 ASPH TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,999	93.1000	93.10	186,107	1943	1955	0	0	24.50	75.50		
1 SINGLE FAM - 0% - 2025													
Heated Area: 1687													
HX Base Yr													



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	1,687	100	1993	1,687	118,580
FEP	298	80	1993	238	16,729
UEP	24	60	1993	14	984
USP	200	30	1997	60	4,217
TOTALS	2,209			1,999	140,511

EXTRA FEATURES																
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	0940	SHEDS/PORT	0	0	14	12			30.00	100	1980	1980	3	20	1,008	
2	0300	BOAT DCK W	0	0	0	0			40.00	100	1980	1980	3	20	1,080	
3	0511	GARAGE CB-	0	0	0	0			40.00	100	1980	1980	3	30	6,864	
4	0812	CONCRETE C	0	0	0	0			4.00	100	1980	1980	3	30	1,934	
5	0500	FP-PRE FAB	0	0	0	0			3,500.00	100	1985	1985	3	56	1,960	
6	0351	CARPORT MT	0	0	10	20			10.00	100	1990	1990	3	20	400	
7	0681	POLE SHED	0	0	7	12			15.00	100	1980	1980	3	20	252	

75331 EDWARDS RD, YULEE													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE				
				INC DATE					AG DATE				
TOTAL OB/XF 13,498													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			140,511
TOTAL MARKET OB/XF VALUE			13,498
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			354,009
SOH/AGL Deduction			0
ASSESSED VALUE			354,009
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			354,009
TOTAL JUST VALUE			354,009
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2766/126	12/23/2024	QC	U	I	11	100
GRANTOR: SEAY JAMES B & PAULA						
GRANTEE: SEAY FAMILY INVESTM						
2186/0107	3/27/2018	WD	Q	I	01	90,000
GRANTOR: GRIDER REUBEN LLOYD &						
GRANTEE: SEAY JAMES B & PAUL						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W5 USP=[YR=1997] N10 W20 S10 E20\$ W32 S7 W21 S17 E7 S12 E11 N8 E8 FEP=[YR=1993] S22 E16 N16 W9 N6 W7\$ E7 S6 E19 UEP=[YR=1993] S4 E6 N4 W6\$ E6 N34\$.													

LAND DESCRIPTION														TOTAL OB/XF 13,498										
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	000131	C	RES CREEK	0	0006	RM	133.00	254.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							