PARCEL 3 IN OR 2656/1777

GOIN DEBORAH EDENFIELD
1550 GARDENERS CREEK
YULEE, FL 32097

2025

16-2N-27-0000-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 17 S, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	374
TOTAL MARKET VALUE	374
SOH/AGL Deduction	0
ASSESSED VALUE	374
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	374
TOTAL JUST VALUE	374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/1777	7/26/2023	WD	Q	I	05	520,000
GRANTOR: GARDNER CREEK PARTNER						
GRANTEE: GOIN DEBORAH EDENFI						
1605/1317	2/05/2009	WD	U	I	11	100
GRANTOR: FRIEDMAN ROBERT H DMD						
GRANTEE: GARDNER CREEK PARTN						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	009620	C	MARSH	0		OR	0.00	0.00	3.74	AC		1.00	1.00	1.00	100.00	100.00	374							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 3.74 Total Land Value: 374 Market: 0 Agricultural: 0 Common: 374 PRINTED 07/30/2025 BY SYS