IN OR 2735/245
PARCELS 75 & 75-2
EX 75-1

GOIN DEBORAH EDENFIELD/SLAYTON H DALE
85120 GARDENERS CREEK LN
YULEE, FL 32097

2025

42-2N-27-0000-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100

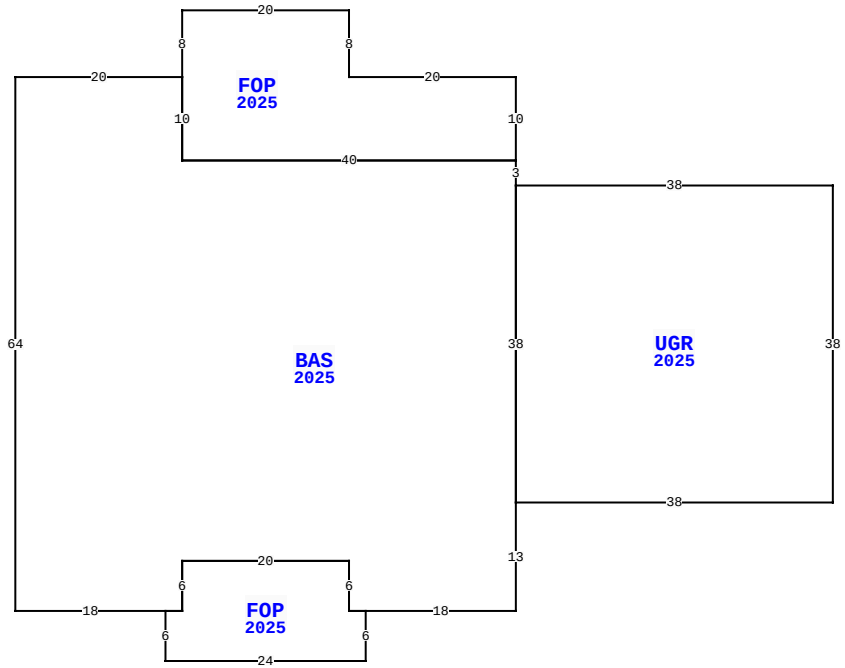
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,320	100	2025	3,320	514,700
FOP	264	30	2025	79	12,247
FOP	560	30	2025	168	26,045
UGR	1,444	45	2025	650	100,770
TOTALS	5,588			4,217	653,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,217	98.1200	155.03	653,762	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 50% - 2025 Heated Area: 3320 HX Base Yr 2025



85120 GARDENERS CREEK LN, 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		787,831
TOTAL MARKET OB/XF VALUE		8,959
TOTAL LAND VALUE - MARKET		347,612
TOTAL MARKET VALUE		1,144,402
SOH/AGL Deduction		1
ASSESSED VALUE		1,144,401
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		1,093,679
TOTAL JUST VALUE		1,144,402
NCON VALUE		676,787
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,515

DOCK ADJ STD FOR VERY POOR COND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011195	PRIVATE PROVIDER	617,596	10/02/2024
F240003978	FOUNDATION FOR SF	603,443	04/08/2024
F23-11165	CONCRETE SLAB FOR	332,400	09/01/2023
MH992732	MH MOVE-ON	0	06/01/1999
Z981077	OTHER	0	11/01/1998
B9805073	HOUSEMVING	1,980	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/245	2/06/2024	QC	U	I	11	100
GRANTOR: GOIN DEBORAH EDENFIEL						
GRANTEE: GOIN DEBORAH EDENFI						
2656/1777	7/26/2023	WD	Q	I	05	520,000
GRANTOR: GARDNER CREEK PARTNER						
GRANTEE: GOIN DEBORAH EDENFI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,0] E20 S10 E40 S3 S38 S13 W18 W2 N6 W20 S6 W2 W18 N64 $
UGR=[YR=2025;ORIG=90,13] E38 S38 W38 N38 $
FOP=[YR=2025;ORIG=50,10] E40 N10 W20 N8 W20 S8 S10 $
FOP=[YR=2025;ORIG=50,58] E20 S6 E2 S6 W24 N6 E2 N6 $
.

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	0300	BOAT DCK W	0	50	0	0	822.00	SF	12.00	12.00	100	2003	2003	3	30	2,959	
2	0937	WELL	0	50	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,959

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	000116	C	RES MARSH	50	0002	RM	0.00	0.00	5.49	AC		1.00	1.00	0.55	115,000.00	63,250.00	347,242							
2	009630	C	SWAMP	50		RM	0.00	0.00	0.74	AC		1.00	1.00	1.00	500.00	500.00	370							

REVIEW DATE 12/19/2024 BY KW Total Acres: 6.23 Total Land Value: 347,612 Market: 0 Agricultural: 0 Common: 347,612 PRINTED 07/30/2025 BY SYS

IN OR 2735/245
PARCELS 75 & 75-2
EX 75-1

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YULEE, FL 32097

2025

42-2N-27-0000-0075-0000

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

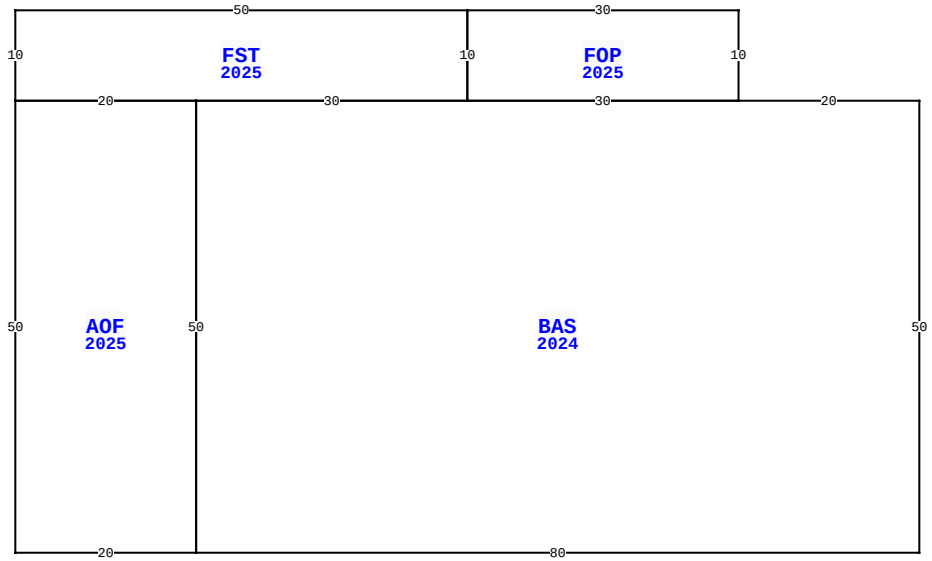
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,000	110	2025	1,100	26,985
BAS	4,000	100	2024	4,000	98,129
FOP	300	30	2025	90	2,208
FST	500	55	2025	275	6,747
TOTALS	5,800			5,465	134,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	5,465	66.9750	24.78	135,423	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 50% - 2025 Heated Area: 5000 HX Base Yr 2025



85120 GARDENERS CREEK LN, YULEE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: GOIN DEBORAH EDENFI						
2656/1777	7/26/2023	WD	Q	I	05	520,000
GRANTOR: GARDNER CREEK PARTNER						
GRANTEE: GOIN DEBORAH EDENFI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] E30 E30 E20 S50 W80 N50 $
AOF=[YR=2025;ORIG=40,10] E20 S50 W20 N50 $
FST=[YR=2025;ORIG=40,0] E50 S10 W30 W20 N10 $
FOP=[YR=2025;ORIG=90,0] E30 S10 W30 N10 $
.

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

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