

PT OF SW1/4
IN OR 1444/1161
ESMT OR 1453/619

EDWARDS CHARLES L & ANGELA LEE/
14080 UNCLE CHARLIES CIR
HILLIARD, FL 32046

2026

03-1N-23-0000-0008-0080



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 80			
Exterior Wall	05	AVERAGE 20			
Roof Structure	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE		6000PASTURELAND 1			
MAP NUM		MKT AREA			09
NEIGHBORHOOD/LOC		9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,134	100	2007	2,134	251,425
FGR	506	55	2007	278	32,754
FOP	210	30	2007	63	7,423
FOP	272	30	2007	82	9,661
FUS	1,252	100	2007	1,252	147,509
UST	114	45	2007	51	6,009
TOTALS	4,488			3,860	454,780

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,860	96.8715	134.65	519,749	2007	2007	0	0	0 12.50	87.50			
1 SNGL FAM 100% - 2008 Heated Area: 3386 HX Base Yr 2008														
						BLD DATE				LGL DATE				
						XF DATE				LAND DATE				
						INC DATE				AG DATE				
										05/12/2026	MLU			
										10/29/2024	KBA			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										454,780	
TOTAL MARKET OB/XF VALUE										12,935	
TOTAL LAND VALUE - MARKET										101,000	
TOTAL MARKET VALUE										531,455	
SOH/AGL Deduction										256,523	
ASSESSED VALUE										274,932	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										223,521	
TOTAL JUST VALUE										568,715	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										618,928	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017510	REPAIR/RRF	35,000	11/28/2022
M12289	MECH OTHER	0	12/01/2006
B18717	C0 ISSUED	287,826	10/01/2006
E18250	ELEC OTHER	4,000	10/01/2006
B18717	NEW CONSTR	287,826	10/01/2006
P11662	OTHER	0	10/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1444/1161	9/14/2006	WD	Q	V		100,000	

GRANTOR: RYALS LINDA
GRANTEE: EDWARDS CHARLES L &

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W26 N2 FOP=[YR=2007] N8 W35 S10 E7 N2 E6 S2 E7 N2 U3 R3 E9 D3 R3 \$ L3 U3 W9 L3 D3 S2 W7 N2 W6 S2 W23 S31 E19 S5 FOP=[YR=2007] S6 E35 N6 W35\$ E35 N5 FGR=[YR=2007] E23 N22 W23 S22\$ N22 E23 N9\$ PTR=N25 UST=[YR=2007] N6 FUS=[YR=2007] N7 E19 S2 E22 N16 E13 S14 E23 S11 W23 S9 W5 S7 W4 N7 W8 N7 W4 S7 W5 S7 W4 N7 W5 N13 W19\$ E19 S6 W19\$ S25\$.											

LAND DESCRIPTION										TOTAL OB/XF										12,935									
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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	63,000												
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	38,000												