LOT 2
TIMBERLAND ESTATES PB 6/195
ESMT OR 2297/858

SMITH RACHEL M & HUNTER T
75790 EDWARDS RD
YULEE, FL 32097

**2026**

**11-2N-26-206T-0002-0000**

## BUILDING CHARACTERISTICS

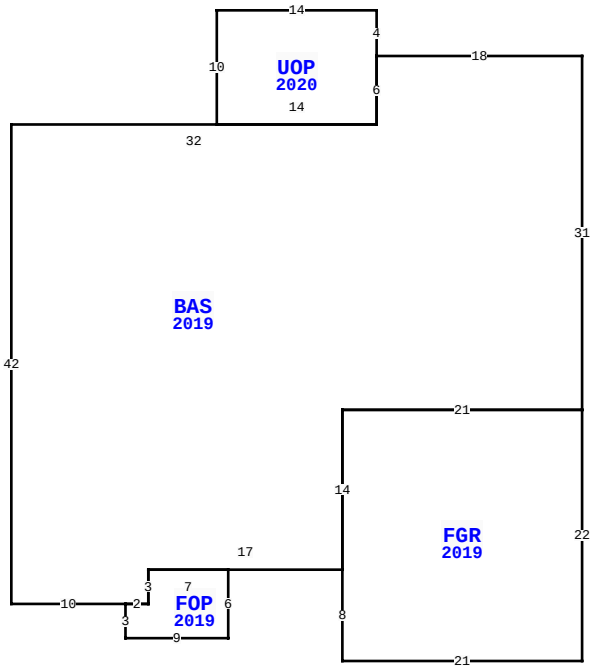
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5004.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | 2019 | 1,800 | 301,179 |
| FGR | 462 | 55 | 2019 | 254 | 42,500 |
| FOP | 48 | 30 | 2019 | 14 | 2,343 |
| UOP | 140 | 20 | 2020 | 28 | 4,685 |
| TOTALS | 2,450 | | | 2,096 | 350,706 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,096 | 103.4341 | 171.70 | 359,883 | 2019 | 2019 | 0 | 0 | 0 | 2.55 | 97.45 |

1 SFR CUST 100% - 2024 Heated Area: 1800 HX Base Yr




75790 EDWARDS RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/24/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 350,706 |
| TOTAL MARKET OB/XF VALUE | | 2,255 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 472,961 |
| SOH/AGL Deduction | | 79,793 |
| ASSESSED VALUE | | 393,168 |
| TOTAL EXEMPTION VALUE | 13 | 393,168 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 472,961 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 396,062 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19005317 | CO ISSUED | 0 | 11/21/2019 |
| 19002501 | NEW CONSTR | 249,517 | 05/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2424/0160 | 1/07/2021 | WD | Q | I | 01 | 344,900 |
| GRANTOR: RANDOLPH JUSTIN E & M | | | | | | |
| GRANTEE: SMITH RACHEL M & HU | | | | | | |
| 2263/0359 | 3/18/2019 | WD | Q | V | 01 | 75,000 |
| GRANTOR: 2834 INVESTMENTS LLC | | | | | | |
| GRANTEE: RANDOLPH JUSTIN E & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W18 UOP=[YR=2020] N4 W14 S10 E14 N6$ S6 W32 S42 E10 FOP=[YR=2019] S3 E9 N6 W7 S3 W2$ E2 N3 E17 FGR=[YR=2019] S8 E21 N22 W21 S14$ N14 E21 N31$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 275.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 82 | 2,255 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,255

| 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 | 000100 | C | RES | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 120,000.00 | 120,000.00 | 120,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS