LOT 5
TIMBERLAND ESTATES PB 6/195

FARMER CAITLIN S
6212 HIGH TIDE BLVD
JACKSONVILLE, FL 32258

2026

11-2N-26-206T-0005-0000

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 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

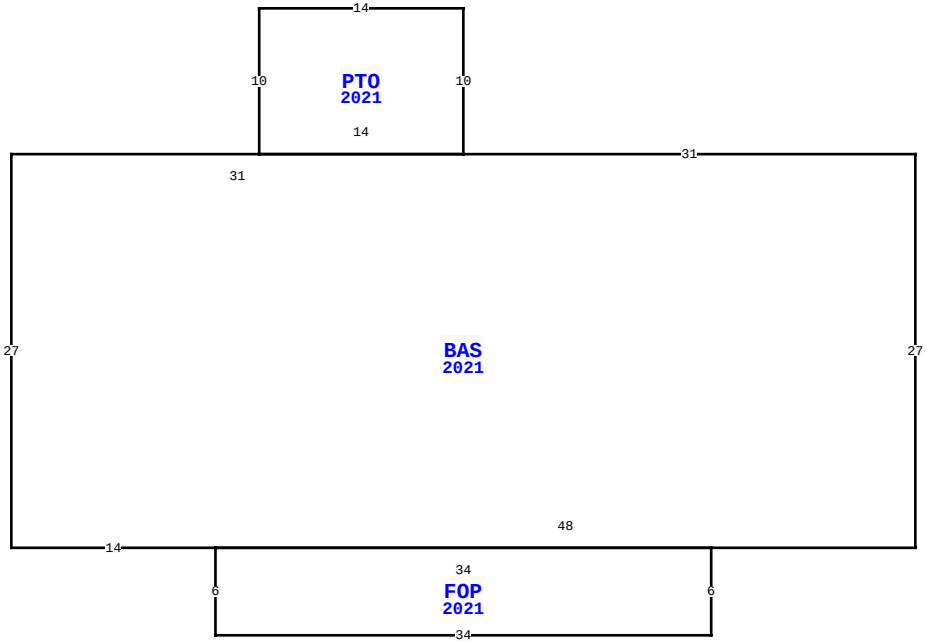
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	2021	1,674	292,266
FOP	204	30	2021	61	10,650
PTO	140	5	2021	7	1,222
TOTALS	2,018			1,742	304,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,742	106.7800	177.25	308,770	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 0% - 0 Heated Area: 1674 HX Base Yr



75764 EDWARDS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	304,138
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	424,138
SOH/AGL Deduction	67,307
ASSESSED VALUE	356,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,831
TOTAL JUST VALUE	424,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005703	CO ISSUED	0	01/22/2021
20005703	NEW CONSTR	209,946	07/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2349/1700	3/13/2020	WD	Q	V	01	55,000
GRANTOR: 2834 INVESTMENTS LLC						
GRANTEE: FARMER CAITLIN S						
2232/1375	10/16/2018	WD	Q	V	05	132,000
GRANTOR: WRIGHT PATRICIA ANN						
GRANTEE: 2834 INVESTMENTS LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W31 PTO=[YR=2021] N10 W14 S10 E14$ W31 S27 E14
FOP=[YR=2021] S6 E34 N6 W34$ E48 N27$.

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	000100	C	RES	0	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