LOT 6
TIMBERLAND ESTATES PB 6/195

ARCE LUIS ANGEL
75758 EDWARDS RD
YULEE, FL 32097

2026

11-2N-26-206T-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

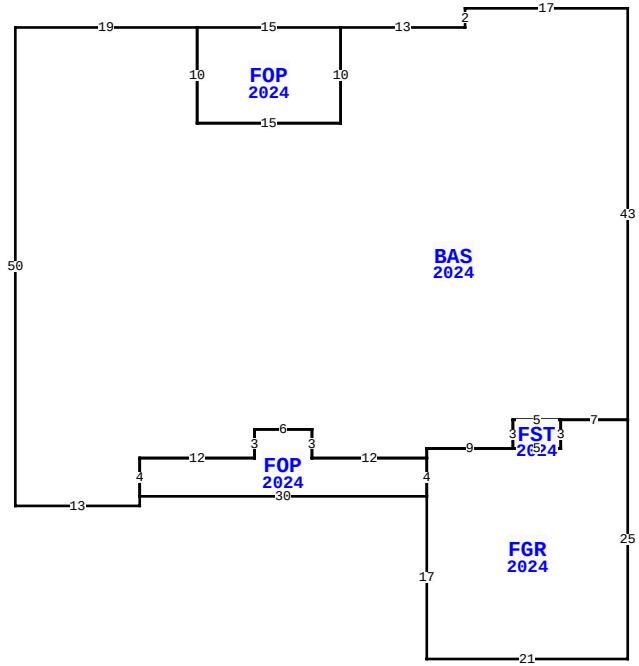
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,754	100	2024	2,754	433,340
FGR	483	55	2024	266	41,855
FOP	138	30	2024	41	6,452
FOP	150	30	2024	45	7,080
FST	15	55	2024	8	1,259
TOTALS	3,540			3,114	489,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,114	95.2660	158.14	492,448	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 2754 HX Base Yr 2024



75758 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		514,908
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		634,908
SOH/AGL Deduction		100,980
ASSESSED VALUE		533,928
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		482,517
TOTAL JUST VALUE		634,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2212770	CO		08/22/2023
B23-04848	GARAGE	31,731	04/14/2023
22012770	NEW CONSTR	437,950	08/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/0705	3/11/2022	WD	Q	V	01	85,000
GRANTOR: WRIGHT RICHARD B JR &						
GRANTEE: ARCE LUIS ANGEL						
0964/1615	1/04/2001	WD	U	V	21	60,000
GRANTOR: NASSAU PARTNERS LTD						
GRANTEE: WRIGHT RICHARD JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,-20] E19 S10 E15 N10 E13 N2 E17 S43 W7 W5 S3 W9 S1 W12 N3 W6 S3 W12 S4 S1 W13 N50 $
FOP=[YR=2024;ORIG=49,-20] E15 S10 W15 N10 $
FST=[YR=2024;ORIG=82,21] E5 S3 W5 N3 $
FOP=[YR=2024;ORIG=43,25] S4 E30 N4 W12 N3 W6 S3 W12 $
FGR=[YR=2024;ORIG=94,21] S25 W21 N17 N4 N1 E9 E5 N3 E7 $
.

EXTRA FEATURES

L N	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

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	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 10/06/2023 BY KW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS

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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

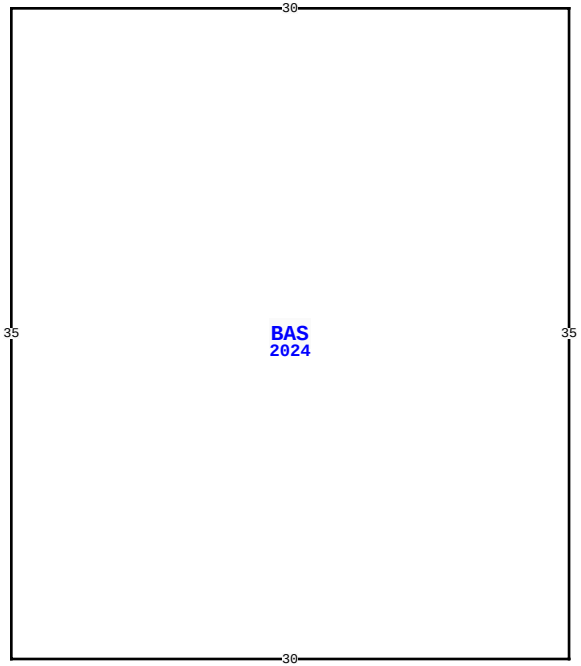
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2024	1,050	24,922
TOTALS	1,050			1,050	24,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	62.1000	24.22	25,431	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 1050 HX Base Yr 2024



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GRANTOR: NASSAU PARTNERS LTD						
GRANTEE: WRIGHT RICHARD JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S35 W30 N35 $
.

EXTRA FEATURES

L N	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

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

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