



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	18	SLATE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	2,193	100	2025	2,193	382,218
FGR	336	55	2025	185	32,244
FGR	573	55	2025	315	54,901
FOP	88	30	2025	26	4,532
FOP	582	30	2025	175	30,501
FUS	1,078	100	2025	1,078	187,885
STR	60	10	2025	6	1,046
TOTALS	4,910			3,978	693,326

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,978	104.9940	174.29	693,326	2025	2025	0	0	0.00	100.00
1 SFR CUST 100% - 2026 Heated Area: 3271 HX Base Yr 2026											
75742 EDWARDS RD, YULEE											
BLD DATE				LGL DATE				03/24/2026			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										693,326	
TOTAL MARKET OB/XF VALUE										50,000	
TOTAL LAND VALUE - MARKET										120,000	
TOTAL MARKET VALUE										863,326	
SOH/AGL Deduction										0	
ASSESSED VALUE										863,326	
TOTAL EXEMPTION VALUE										HX HB 51,411	
BASE TAXABLE VALUE										811,915	
TOTAL JUST VALUE										863,326	
NCON VALUE										743,326	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										90,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0250009009			08/12/2025
SP240001074	IN-GROUND SWIMMIN	72,000	01/29/2024
B2309066	SFR_ 3265 HTD / F	629,030	07/17/2023

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2490/1133	8/16/2021	WD	Q	I	01	89,000			
GRANTOR: WRIGHT RICHARD B JR &									
GRANTEE: GAMA ALEXANDER & SA									
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=2025;ORIG=10,10] E14 U5L5 U10R10 D15R15 E15 S3 E18 S37 W18 N9 W10 N6 W11 N2 W14 S7 W14 N30 \$											
FOP=[YR=2025;ORIG=49,35] W11 S8 E11 N2 N6 \$											
FGR=[YR=2025;ORIG=77,50] W18 W3 S15 E7 S3 E7 N3 E7 N15 \$											
FGR=[YR=2025;ORIG=27,40] W3 W14 W6 S24 E8 S3 E7 N3 E8 N24 \$											
FOP=[YR=2025;ORIG=10,10] E14 U5L5 U10R10 D15R15 N23 W34 S23 \$											
FUS=[YR=2025;ORIG=56,-18] E11 S5 E10 S13 E15 N13 E8 U2R2 E4 D2R2 E2 S31 W18 N5 N8 W3 W4 W3 W26 N23 \$											
STR=[YR=2025;ORIG=82,5] E3 S5 E4 N5 E3 S8 W10 N8 \$											

LAND DESCRIPTION				TOTAL OB/XF														50,000									
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										