LOT 17
IN OR 1712/1445
TIMBERLAND ESTATES PB 6/195

KEY ALONZO & DAWN L
75676 EDWARDS RD
YULEE, FL 32097

2026

11-2N-26-206T-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

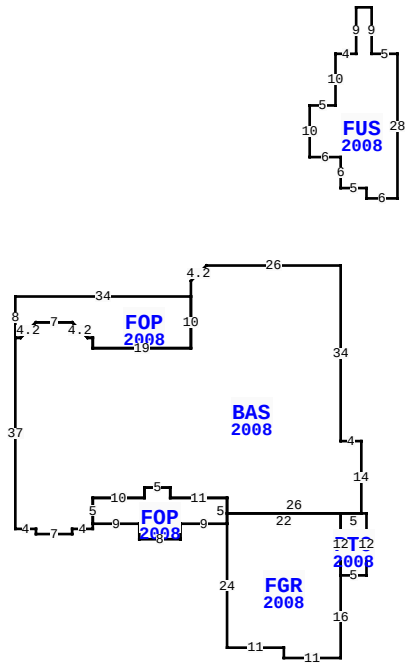
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,556	100	2008	2,556	408,717
FGR	594	55	2008	327	52,289
FOP	164	30	2008	49	7,836
FOP	280	30	2008	84	13,432
FUS	395	100	2008	395	63,163
PTO	60	5	2008	3	479
TOTALS	4,049			3,414	545,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,414	104.7052	173.81	593,387	2008	2008	0	0	0	8.00	92.00

1 SFR CUST 100% - 2022 Heated Area: 2951 HX Base Yr



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

75676 EDWARDS RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		545,916
TOTAL MARKET OB/XF VALUE		45,000
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		710,916
SOH/AGL Deduction		710,589
ASSESSED VALUE		327
TOTAL EXEMPTION VALUE	13	327
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		710,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10411	ROOF	54,256	08/01/2023
B1326985	SWIM POOL	17,000	03/01/2013
E20133	ELEC OTHER	800	10/01/2007
M13317	MECH OTHER	0	09/01/2007
P12639	OTHER	0	08/01/2007
C20170	CO ISSUED	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1712/1445	11/24/2010	WD	U	I	12	215,000
GRANTOR: TURNER DAVID W JR & M						
GRANTEE: KEY ALONZO & DAWN L						
1560/1415	4/11/2008	QC	Q	I	01	244,000
GRANTOR: D J TURNER CUSTOM SER						
GRANTEE: TURNER DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 L3 D3 S3 FOP=[YR=2008] W34 S8 E1 U3 R3 E7 D3 R3 E1 S2 E19 N10$ S10 W19 N2 W1 L3 U3 W7 L3 D3 W1 S37 E4 S1 E7 N1 E4 N1 FOP=[YR=2008] E9 S3 E8 N3 E9 FGR=[YR=2008] S24 E11 S2 E11 N16 PTO=[YR=2008] E5 N12 W5 S12$ N12 W22 S2$ N5 W11 N2 W5 S2 W10 S5$ N5 E10 N2 E5 S2 E11 S3 E26 N14 W4 N34$ PTR=N15 FUS=[YR=2008] N6 W6 N10 E5 N10 E4 N9 E3 S9 E5 S28 W6 N2 W5$ S15$.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2013	2013	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 45,000

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