LOT 19
IN OR 2137/1603
TIMBERLAND ESTATES PB 6/195

GEIGER PAUL D & LORI L
75660 EDWARDS RD
YULEE, FL 32097

**2026**

**11-2N-26-206T-0019-0000**

## BUILDING CHARACTERISTICS

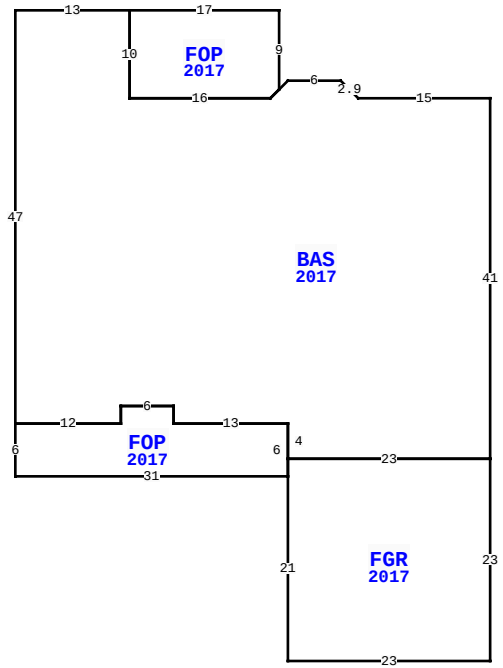
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 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 | 2,224 | 100 | 2017 | 2,224 | 374,494 |
| FGR | 529 | 55 | 2017 | 291 | 49,001 |
| FOP | 170 | 30 | 2017 | 51 | 8,588 |
| FOP | 198 | 30 | 2017 | 59 | 9,934 |
| TOTALS | 3,121 | | | 2,625 | 442,017 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,625 | 105.8832 | 175.77 | 461,396 | 2017 | 2017 | 0 | 0 | 0 | 4.20 | 95.80 |

1 SFR CUST 100% - 2018 Heated Area: 2224 HX Base Yr 2018




75660 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 | | 442,017 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 562,017 |
| SOH/AGL Deduction | | 323,288 |
| ASSESSED VALUE | | 238,729 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 187,318 |
| TOTAL JUST VALUE | | 562,017 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 490,333 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17006850 | CO ISSUED | 0 | 08/01/2017 |
| 17001225 | NEW CONSTR | 284,892 | 03/01/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2137/1603 | 8/01/2017 | WD | Q | I | 01 | 285,000 |
| GRANTOR: JOHNSON HOME BUILDERS | | | | | | |
| GRANTEE: GEIGER PAUL D & LOR | | | | | | |
| 2038/1360 | 3/29/2016 | WD | U | V | 37 | 17,500 |
| GRANTOR: ANDREWS SUZANNE MICHE | | | | | | |
| GRANTEE: JOHNSON HOME BUILDE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W15 U2 L2 W6 D1 L1 FOP=[YR=2017] N9 W17 S10 E16 U1 R1 $ D1 L1 W16 N10 W13 S47 FOP=[YR=2017] S6 E31 FGR=[YR=2017] S21 E23 N23 W23 S2$ N6 W13 N2 W6 S2 W12$ E12 N2 E6 S2 E13 S4 E23 N41$.

## 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 04/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS