

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
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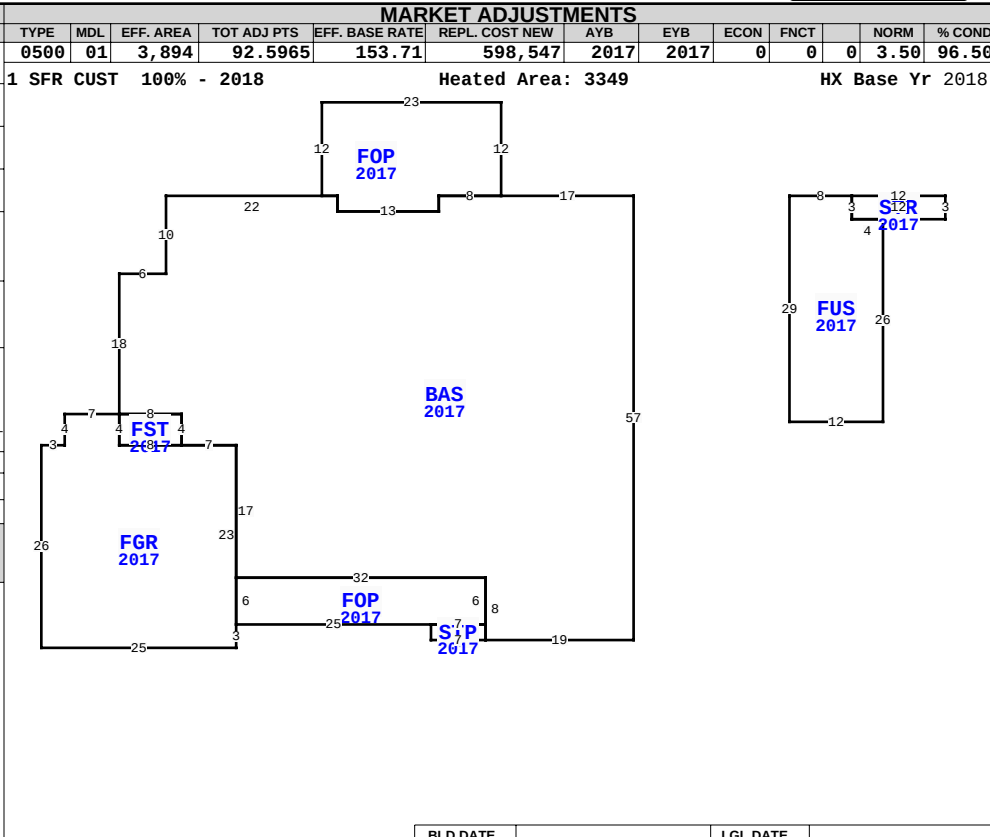
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,013	100	2017	3,013	446,919
FGR	678	55	2017	373	55,327
FOP	192	30	2017	58	8,603
FOP	302	30	2017	91	13,498
FST	32	55	2017	18	2,670
FUS	336	100	2017	336	49,839
STP	14	10	2017	1	149
STR	36	10	2017	4	593

TOTALS	4,603			3,894	577,598
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
2	0510	GARAGE WD-	0 100	30 40	1,200.00	SF	35.00	35.00	100	2017	2017	3	78	32,760	
3	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
5	0351	CARPORT MT	0 100	24 40	960.00	SF	10.00	10.00	100	2021	2021	3	86	8,256	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



75610 EDWARDS RD, YULEE	BLD DATE	LGL DATE	03/24/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															42,956
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				577,598	
TOTAL MARKET OB/XF VALUE				42,956	
TOTAL LAND VALUE - MARKET				140,000	
TOTAL MARKET VALUE				760,554	
SOH/AGL Deduction				283,943	
ASSESSED VALUE				476,611	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				425,200	
TOTAL JUST VALUE				760,554	
NCON VALUE				57,780	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				746,057	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631850	CO ISSUED	0	01/04/2017
B1632217	GARAGE	53,556	05/01/2016
B1631850	NEW CONSTR	379,477	02/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2848/797	2/20/2026	WD	Q	I	01	840,000
GRANTOR: DAVIS JOHN A & JODY M						
GRANTEE: O'NEILL PATRICK BAR						
1914/1677	4/29/2014	WD	Q	V	01	46,000
GRANTOR: FOUR GUYS OF NASSAU C						
GRANTEE: DAVIS JOHN A & JODY						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2017] W17 FOP=[YR=2017] N12 W23 S12 E2 S2 E13 N2 E8\$ W8 S2 W13 N2 W22 S10 W6 S18 FGR=[YR=2017] W7 S4 W3 S26 E25 N3 FOP=[YR=2017] E25 STP=[YR=2017] S2 E7 N2 W7\$ E7 N6 W32 S6\$ N23 W7 FST=[YR=2017] N4 W8 S4 E8 \$ W8 N4\$ E8 S4 E7 S17 E32 S8 E19 N57. PTR=E20 FUS=[YR=2017] E8 STR=[YR=2017] E12 S3 W12 N3\$ S3 E4 S26 W12 N29 \$ W20\$.		