LOT 2
NASSAU LANDING PB 4/84 & 85

MERTIFF ROBERT D
75137 EDWARDS RD
YULEE, FL 32097

**2026**

**13-2N-26-4200-0002-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

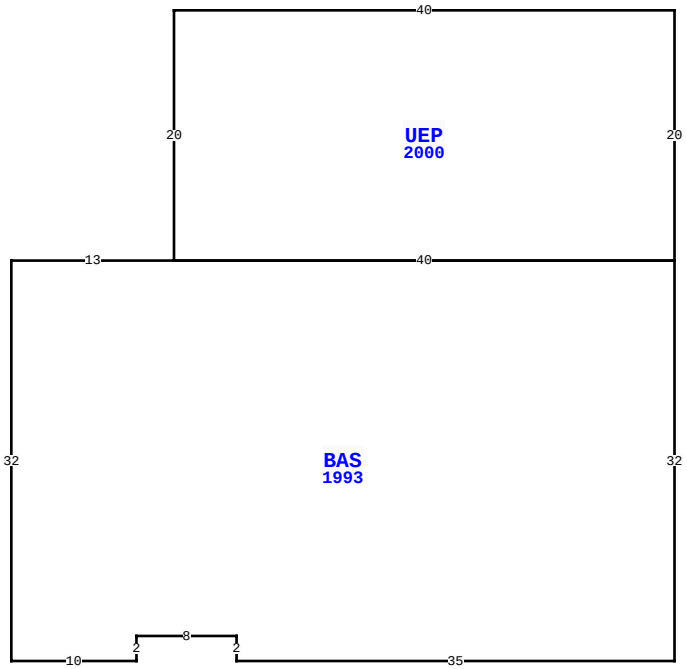
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,680 | 100 | 1993 | 1,680 | 153,004 |
| UEP | 800 | 60 | 2000 | 480 | 43,716 |
| TOTALS | 2,480 | | | 2,160 | 196,718 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,160 | 103.8800 | 109.07 | 235,591 | 1988 | 1988 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SINGLE FAM 100% - 2024 Heated Area: 1680 HX Base Yr 2024




75137 EDWARDS RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 196,718 |
| TOTAL MARKET OB/XF VALUE | | 9,224 |
| TOTAL LAND VALUE - MARKET | | 205,000 |
| TOTAL MARKET VALUE | | 410,942 |
| SOH/AGL Deduction | | 92,970 |
| ASSESSED VALUE | | 317,972 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 266,561 |
| TOTAL JUST VALUE | | 410,942 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 398,248 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R013108 | REPAIR/RRF | 3,000 | 03/01/2001 |
| V9900041 | REMODEL | 3,000 | 05/01/1999 |
| 7115 | XFOB | 10,200 | 03/25/1991 |
| 4990 | NEW CONSTR | 53,395 | 06/23/1988 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2664/43 | 9/01/2023 | QC | U | I | 11 | 100 |
| GRANTOR: MERTIFF JENNIFER ELLE | | | | | | |
| GRANTEE: MERTIFF ROBERT D | | | | | | |
| 1801/0957 | 7/10/2012 | QC | U | I | 11 | 100 |
| GRANTOR: BURGHARD GARTH L & SH | | | | | | |
| GRANTEE: MERTIFF JENNIFER EL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

UEP=[YR=2000] W40 S20 BAS=[YR=1993] W13 S32 E10 N2 E8 S2 E35 N32 W40 $ E40 N20 $ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 20 | 400.00 | SF | 30.00 | 30.00 | 100 | 1991 | 1991 | 3 | 20 | 2,400 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 20 | 20 | 400.00 | SF | 13.00 | 13.00 | 100 | 1991 | 1991 | 3 | 20 | 1,040 | |
| 4 | 0322 | BOAT LFT L | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 1999 | 1999 | 3 | 20 | 300 | |
| 5 | 0300 | BOAT DCK W | 0 | 100 | 70 | 4 | 280.00 | SF | 40.00 | 40.00 | 100 | 1999 | 1999 | 3 | 25 | 2,800 | |
| 6 | 0681 | POLE SHED | 0 | 100 | 20 | 10 | 200.00 | SF | 15.00 | 15.00 | 100 | 1999 | 1999 | 3 | 25 | 750 | |
| 7 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 8 | 96.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 576 | |
| 9 | 0311 | WD GANG WY | 0 | 100 | 0 | 0 | 14.00 | SF | 45.00 | 45.00 | 100 | 2026 | 1999 | 03 | 20 | 126 | |
| 10 | 0303 | FLT DOCK W | 0 | 100 | 16 | 8 | 128.00 | SF | 26.00 | 26.00 | 100 | 2026 | 1999 | 03 | 25 | 832 | |
| 11 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 2026 | 1999 | 03 | 20 | 400 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,224

| 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 | 000131 | C | RES CREEK | 100 | 0006 | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 205,000.00 | 205,000.00 | 205,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS