LOT 4
IN OR 1619/162
NASSAU LANDING SUB

CARTER PAUL
75121 EDWARDS RD
YULEE, FL 32097

2026

13-2N-26-4200-0004-0000

BUILDING CHARACTERISTICS

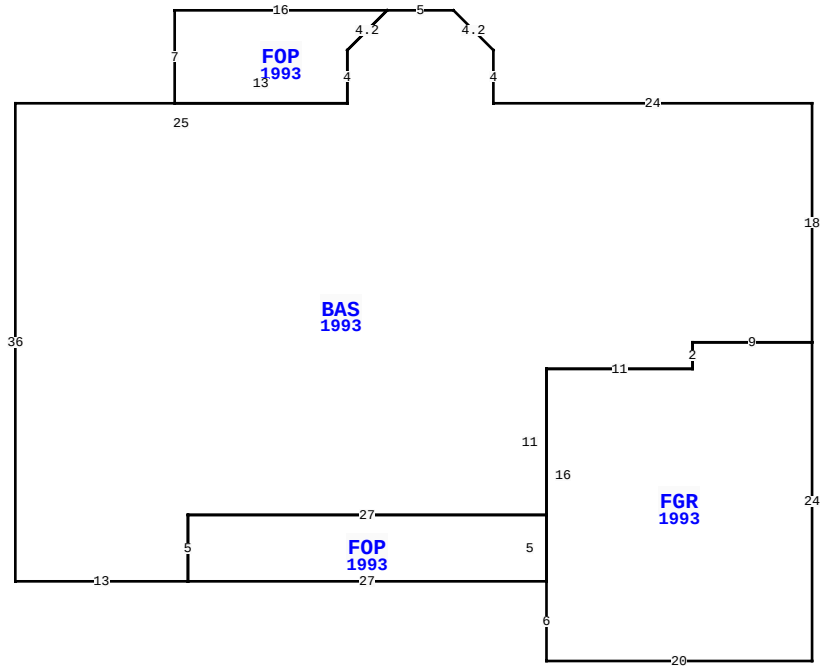
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,755	100	1993	1,755	226,213
FGR	458	55	1993	252	32,482
FOP	96	30	1993	29	3,738
FOP	135	30	1993	40	5,156
TOTALS	2,444			2,076	267,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,076	109.7404	152.54	316,673	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM 100% - 2024 Heated Area: 1755 HX Base Yr



75121 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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		267,589
TOTAL MARKET OB/XF VALUE		33,230
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		505,819
SOH/AGL Deduction		87,667
ASSESSED VALUE		418,152
TOTAL EXEMPTION VALUE	13	418,152
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		505,819
NCON VALUE		26,634
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210600	REMODEL	43,000	11/01/2022
21003352	REPAIR/RRF	0	03/19/2021
0569	GARAGE	13,119	10/01/1993
4055	H/AC	4,800	12/23/1991
7675	NEW CONSTR	80,255	11/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1619/0162	4/16/2009	WD	U	I	11	100
GRANTOR: SOUTHLAND INVESTMENT						
GRANTEE: CARTER PAUL						
1594/0872	11/24/2008	WD	Q	I		365,000
GRANTOR: SOUTHLAND INV CO & TO						
GRANTEE: CATER PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N4 L3 U3 W5 FOP=[YR=1993] W16 S7 E13 N4 R3 U3 $ D3 L3 S4 W25 S36 E13 FOP=[YR=1993] E27 FGR=[YR=1993] S6 E20 N24 W9 S2 W11 S16 $ N5 W27 S5 $ N5 E27 N11 E11 N2 E9 N18 $.

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	0510	GARAGE WD-	0	100	17	44	748.00	SF	35.00	35.00	100	1994	1994	3	20	5,236	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	68	1,360	
9	0300	BOAT DCK W	0	100	75	4	300.00	SF	40.00	40.00	100	2026	2025	03	100	12,000	
10	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	2026	2025	03	100	4,160	
11	0310	AL GANG WY	0	100	0	0	10.00	LF	115.00	115.00	100	2026	2025	03	100	1,150	
12	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2026	2025	03	100	2,000	
13	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025	03	100	1,500	
14	0350	CARPORT WD	0	100	28	16	448.00	SF	13.00	13.00	100	2026	2025	03	100	5,824	

LAND DESCRIPTION

TOTAL OB/XF 33,230

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		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