LOT 5
IN OR 2005/1246
NASSAU LANDING SUB

DUCKWORTH MICHAEL STEVEN/DUCKWORTH SHAWN
75109 EDWARDS RD
YULEE, FL 32097

2026

13-2N-26-4200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

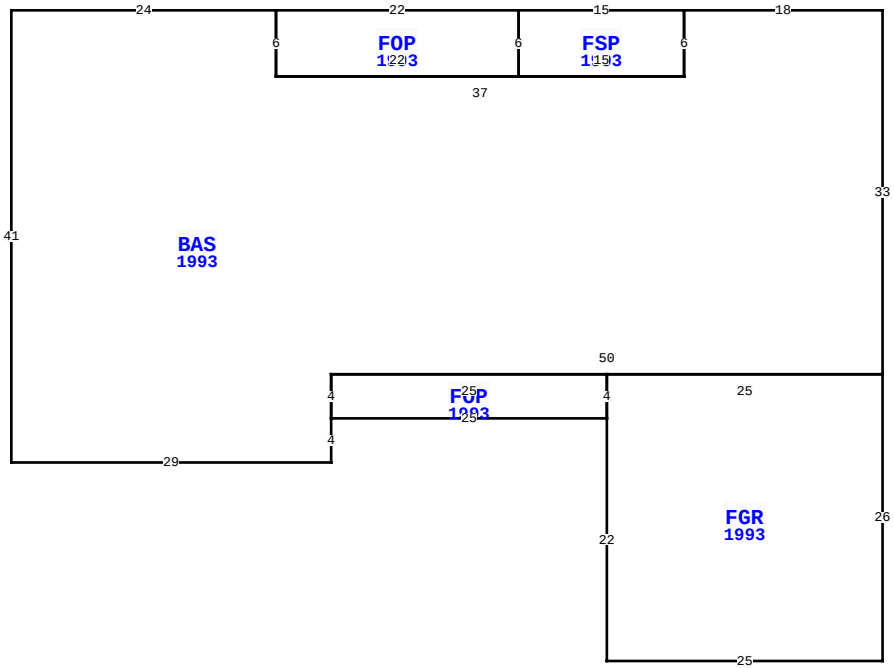
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,617	100	1993	2,617	298,629
FGR	650	55	1993	358	40,852
FOP	100	30	1993	30	3,423
FOP	132	30	1993	40	4,564
FSP	90	40	1993	36	4,108
TOTALS	3,589			3,081	351,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,081	107.4560	149.36	460,178	1993	1993	0	0	0	23.60	76.40

1 SNGL FAM 100% - 2016 Heated Area: 2617 HX Base Yr 2016



75109 EDWARDS RD, YULEE

BLD DATE	03/03/2023 NW	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		351,576
TOTAL MARKET OB/XF VALUE		12,344
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		568,920
SOH/AGL Deduction		330,162
ASSESSED VALUE		238,758
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,347
TOTAL JUST VALUE		568,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009237	REPAIR/RRF	27,416	06/16/2022
8557	NEW CONSTR	99,209	12/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2005/1246	9/28/2015	WD	Q	I	01	370,000
GRANTOR: SMITH ROY E						
GRANTEE: DUCKWORTH MICHAEL S						
1177/1007	10/02/2003	WD	Q	I	01	100
GRANTOR: SMITH ROY E						
GRANTEE: SMITH ROY E & TWILA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=1993] W15 FOP=[YR=1993] W22 S6 E22 N6 $ S6 E15 N6 $ S6 W37 N6 W24 S41 E29 N4 FOP=[YR=1993] E25 FGR=[YR=1993] S22 E25 N26 W25 S4 $ N4 W25 S4 $ N4 E50 N33 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1994	1994	3	20	864	
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1994	1994	3	20	180	
6	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1994	1994	3	20	1,040	
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	400	
8	0920	CWALL-WD/M	0	100	0	0	95.00	LF	390.00	390.00	100	1994	1994	3	20	7,410	

LAND DESCRIPTION

TOTAL OB/XF 12,344

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