



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	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,979	100	1993	1,979	196,768
FGR	400	55	1993	220	21,874
FOP	15	30	1993	4	398
STP	30	10	1993	3	298

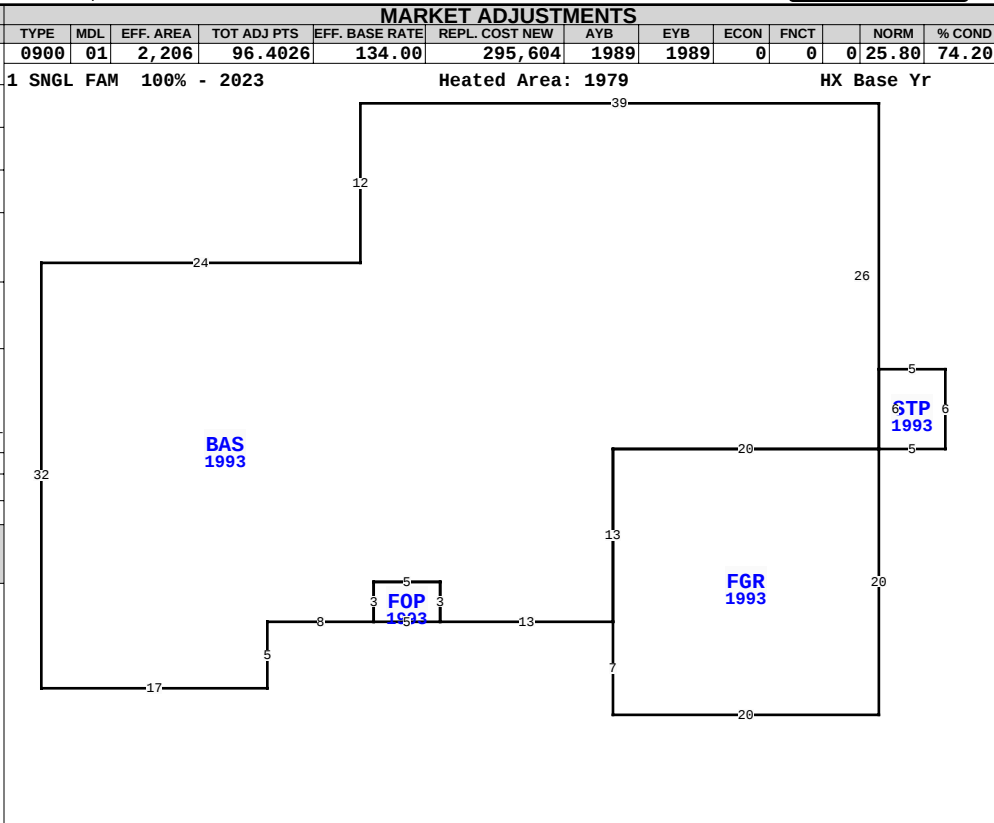
TOTALS	2,424			2,206	219,338
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EXTRA FEATURES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0300	BOAT DCK W	0	100	8	12	685.00	SF	40.00	40.00	100	2015	2015	3	71	19,454	
5	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2015	2015	3	60	1,500	
6	0350	CARPORT WD	0	100	25	16	400.00	SF	13.00	13.00	100	2017	2017	3	70	3,640	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



75097 EDWARDS RD, YULEE	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
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6	0350	CARPORT WD	0	100	25	16	400.00	SF	13.00	13.00	100	2017	2017	3	70	3,640	

TOTAL OB/XF 26,764

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		347,619
TOTAL MARKET OB/XF VALUE		26,764
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		579,383
SOH/AGL Deduction		68,212
ASSESSED VALUE		511,171
TOTAL EXEMPTION VALUE	13	382,890
BASE TAXABLE VALUE		128,281
TOTAL JUST VALUE		579,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029528	GARAGE	38,016	05/01/2002
3284	NEW CONSTR	3,300	11/09/1988
5496	NEW CONSTR	2,518	11/07/1988
2794	H/AC	2,487	11/07/1988
5274	NEW CONSTR	64,076	11/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2773/1479	3/12/2025	WD	U	I	11	100

GRANTOR: THOMPSON MAX A
GRANTEE: THOMPSON MAX TRUST
2753/1162 12/03/2024 LE U I 11 100
GRANTOR: THOMPSON MAX A
GRANTEE: ADAMS MARK S & TAMM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S12 W24 S32 E17 N5 E8 FOP=[YR=1993] E5 N3 W5 S3 \$ N3 E5 S3 E13 FGR=[YR=1993] S7 E20 N20 STP=[YR=1993] E5 N6 W5 S6 \$ W20 S13 \$ N13 E20 N26 \$.

THOMPSON MAX TRUST/THOMPSON MAX A TRUSTEE
75097 EDWARDS ROAD
YULEE, FL 32097

13-2N-26-4200-0007-0000

[illegible]