

LOT 8
IN OR 1437/534
NASSAU LANDING SUB PB4/84 & 85

CORBETT DOUGLAS M & MICHELE M
75083 EDWARDS ROAD
YULEE, FL 32097-2660

2026

13-2N-26-4200-0008-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
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		01	Quality Level 01		
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	2,608	100	2008	2,608	324,466
FGR	858	55	2008	472	58,723
FOP	38	30	2008	11	1,369
PTO	54	5	2008	3	374
PTO	256	5	2008	13	1,617
TOTALS	3,814			3,107	386,547

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,107	97.2900	135.23	420,160	2008	2008	0	0	0	8.00	92.00
1 SNGL FAM 100% - 2009 Heated Area: 2608 HX Base Yr 2009												
BLD DATE	04/22/2009					KK	LGL DATE	05/08/2026				
XF DATE							LAND DATE	MLU				
INC DATE							AG DATE					

75083 EDWARDS RD, YULEE

TOTALS		3,814				3,107		386,547		75083 EDWARDS RD, YULEE					XF DATE INC DATE				LAND DATE AG DATE		05/08/2026		MLU	
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						
1	0300	BOAT DCK W	0	100	0	0	220.00		SF	40.00	40.00	100	2007	2007	3	40	3,520							
3	0302	FLT DOCK C	0	100	20	8	160.00		SF	50.00	50.00	100	2008	2008	3	27	2,160							
4	0310	AL GANG WY	0	100	0	0	14.00		LF	115.00	115.00	100	2008	2008	3	27	435							
5	0504	FP-ELECTRI	0	100	0	0	1.00		UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800							
7	0910	SCRN RM L	0	100	28	9	252.00		SF	15.00	15.00	100	2008	2008	3	27	1,021							
8	0910	SCRN RM L	0	100	15	10	150.00		SF	15.00	15.00	100	2008	2008	3	27	608							