LOT 11
IN OR 909/160
NASSAU LANDING SUB PB 4/84-85

DOWLING LINDA JOANN &/TUSSINGER CAROL ANN
75067 EDWARDS ROAD
YULEE, FL 32097

2026

13-2N-26-4200-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		2 100
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

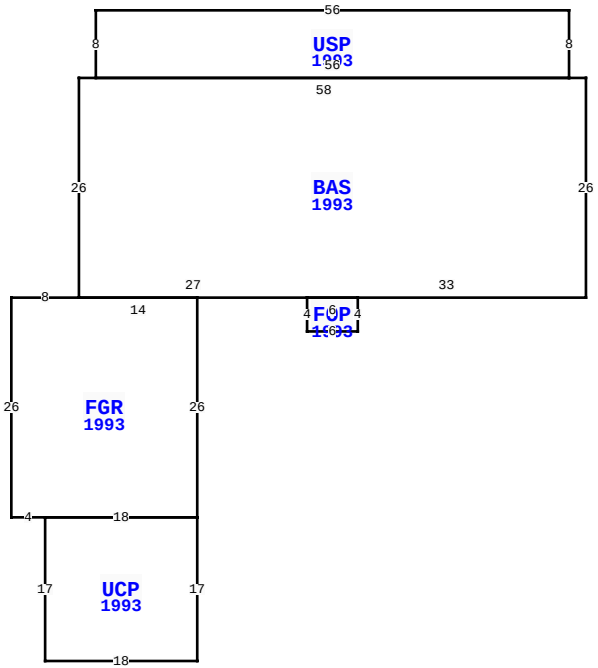
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	175,143
FGR	572	55	1993	315	35,365
FOP	24	30	1993	7	786
UCP	306	20	1993	61	6,848
USP	448	30	1993	134	15,044
TOTALS	2,910			2,077	233,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,077	97.0200	134.86	280,104	1986	1986	0	0	0	16.75	83.25

1 SNGL FAM 100% - 2000 Heated Area: 1560 HX Base Yr 2000



75067 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		233,187
TOTAL MARKET OB/XF VALUE		73,114
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		511,301
SOH/AGL Deduction		227,433
ASSESSED VALUE		283,868
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,457
TOTAL JUST VALUE		511,301
NCON VALUE		13,392
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804660	SWIM POOL	20,000	03/02/1998
3081	N/A	62,000	11/09/1985
3167	N/A	1,900	01/29/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0909/0160	11/23/1999	WD	Q	I		175,000
GRANTOR: WHITE JO AN M						
GRANTEE: DOWLING LINDA & CAR						
0869/0006	2/23/1999	QC	Q	I	01	100
GRANTOR: WHITE JO AN MARIE						
GRANTEE: WHITE JO AN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 USP=[YR=1993] N8 W56 S8 E56 $W 58 S26
FGR=[YR=1993] W8 S26 E4 UCP=[YR=1993] S17 E18 N17 W18 $ E18
N26 W14 $ E27 FOP=[YR=1993] S4 E6 N4 W6 $ E33 N26$.

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	3	5	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1998	1998	04	85	42,500	
7	0911	SCRN RM A	0	100	24	40	960.00	SF	18.00	18.00	100	1998	1998	3	20	3,456	
9	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	1995	1995	3	20	7,800	
11	0303	FLT DOCK W	0	100	5	15	75.00	SF	26.00	26.00	100	1995	1995	3	20	390	
12	0311	WD GANG WY	0	100	3	16	48.00	SF	45.00	45.00	100	1995	1995	3	20	432	
13	0300	BOAT DCK W	0	100	0	0	398.00	SF	40.00	40.00	100	1995	1995	3	20	3,184	
16	0940	SHEDS/PORT	0	100	40	12	480.00	SF	30.00	30.00	100	2026	2023	03	93	13,392	

LAND DESCRIPTION

TOTAL OB/XF 73,114

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 04/23/2026 BY TWA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS