

LOT 12
IN OR 1949/928
NASSAU LANDING SUB

BOWEN YANCY B & FATIMA ELAINE
75061 EDWARDS RD
YULEE, FL 32097

2026

13-2N-26-4200-0012-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

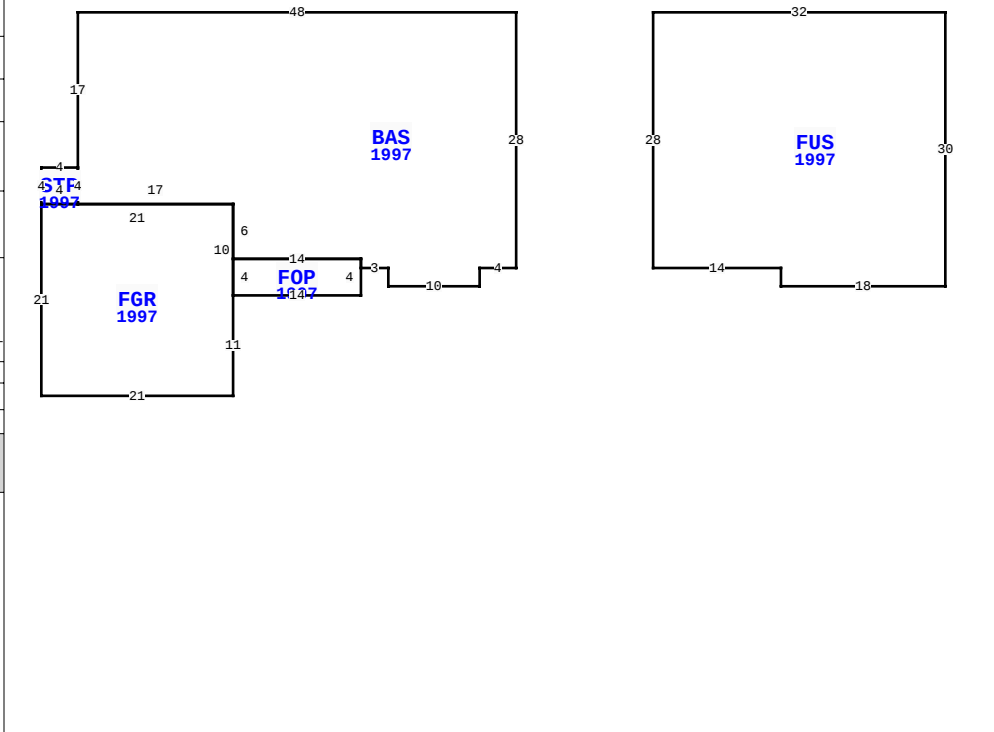
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,231	100	1997	1,231	145,560
FGR	441	55	1997	243	28,734
FOP	56	30	1997	17	2,010
FUS	932	100	1997	932	110,204
STP	16	10	1997	2	236

TOTALS	2,676			2,425	286,746
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0300	BOAT DCK W	0	100	10	20	200.00	SF	40.00	40.00	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	
7	0300	BOAT DCK W	0	100	20	14	280.00	SF	40.00	40.00	
8	0911	SCRN RM A	0	100	40	46	1,840.00	SF	18.00	18.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000131	C	RES CREEK	100	0006	RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,425	98.3430	136.70	331,498	1997	1997	0	0	0 13.50	86.50
1 SNGL FAM 100% - 2015 Heated Area: 2163 HX Base Yr 2015											



75061 EDWARDS RD, YULEE	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0300	BOAT DCK W	0	100	10	20	200.00	SF	40.00	40.00	100	1996	1996	3	20	1,600	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1997	1997	04	85	42,500	
7	0300	BOAT DCK W	0	100	20	14	280.00	SF	40.00	40.00	100	2004	2004	3	30	3,360	
8	0911	SCRN RM A	0	100	40	46	1,840.00	SF	18.00	18.00	100	2004	2004	3	20	6,624	

TOTAL OB/XF											
56,779											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		286,746	
TOTAL MARKET OB/XF VALUE		56,779	
TOTAL LAND VALUE - MARKET		205,000	
TOTAL MARKET VALUE		548,525	
SOH/AGL Deduction		224,677	
ASSESSED VALUE		323,848	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		272,437	
TOTAL JUST VALUE		548,525	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		511,502	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703856	SWIM POOL	0	04/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1949/0928	11/26/2014	WD	Q	I	01	310,300	
GRANTOR: BELL JOHN P & NICHOLE							
GRANTEE: BOWEN YANCY B & FAT							
1865/0918	6/28/2013	WD	Q	I	02	305,000	
GRANTOR: MORGAN MARK L & JUDIT							
GRANTEE: BELL JOHN P & NICH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W48 S17 STP=[YR=1997] W4 S4 FGR=[YR=1997] S21 E21 N11 FOP=[YR=1997] E14 N4 W14 S4\$ N10 W21\$ E4 N4\$ S4 E17 S6 E14 S1 E3 S2 E10 N2 E4 N28\$ PTR=E15 FUS=[YR=1997] E32 S30 W18 N2 W14 N28\$ W15\$.											