



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	20	FACE BRICK 60	0900	01	2,380	104.6444	145.46	346,195	1990	1990	0	0	22.15	77.85	VALUATION BY STANDARD														
Exterior Wall	12	CEDAR 40	1 SNGL FAM 100% - 2025													Tax Group: 4 Tax Dist:													
Roof Structure	03	GABLE/HIP 100	Heated Area: 1759													BUILDING MARKET VALUE 269,513													
Roof Cover	03	COMP SHNGL 100	HX Base Yr													TOTAL MARKET OB/XF VALUE 49,416													
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 205,000													
Interior Floor	13	LVT/LAMNT 60														TOTAL MARKET VALUE 523,929													
Interior Floor	14	CARPET 40														SOH/AGL Deduction 0													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 523,929													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 13 523,929													
Bedrooms	3	100														BASE TAXABLE VALUE 0													
Bathrooms	2.5	100														TOTAL JUST VALUE 523,929													
Frame	02	WOOD FRAME 100														NCON VALUE 0													
Stories	2.	100														INCOME VALUE													
Units	0	100														PREVIOUS YEAR MKT VALUE 573,351													
Occupancy	00	NONE 100																											
Quality		02	Quality Level 02																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM															05														
NEIGHBORHOOD/LOC		5001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,103	100	1993	1,103	124,904																								
FSP	192	40	2007	77	8,719																								
FSP	384	40	2007	154	17,439																								
FUS	656	100	1993	656	74,286																								
PTO	40	5	2007	2	227																								
UGR	782	45	1993	352	39,861																								
UOP	36	20	1993	7	793																								
UOP	144	20	1993	29	3,284																								
TOTALS		3,337		2,380	269,513																								
EXTRA FEATURES		75055 EDWARDS RD, YULEE																											
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	19	6	114.00	SF	40.00	40.00	100	1990	1990	3	20	912													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310													
3	0300	BOAT DCK W	0	100	0	0	246.00	SF	40.00	40.00	100	1997	1997	3	23	2,263													
4	0303	FLT DOCK W	0	100	10	16	160.00	SF	26.00	26.00	100	1997	1997	3	23	957													
5	0311	WD GANG WY	0	100	0	0	10.00	SF	45.00	45.00	100	1997	1997	3	20	90													
6	0351	CARPORT MT	0	100	16	12	192.00	SF	10.00	10.00	100	2001	2001	3	20	384													
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500													
TOTAL OB/XF 49,416																													
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												
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																													