

LOT 15
IN OR 2004/1952
NASSAU LANDING SUB PB 4/84-85

HENDRICKS LESLIE A
75043 EDWARDS RD
YULEE, FL 32097

2026

13-2N-26-4200-0015-0000



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	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 100	0900	01	2,187	95.2560	132.41	289,581	1992	1992	0	0	0	15.50	84.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2016													Heated Area: 1664													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
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	1,664	100	1993	1,664	186,179																								
FEP	220	80	1993	176	19,692																								
FGR	484	55	1993	266	29,762																								
FOP	120	30	1993	36	4,028																								
PTO	200	5	1993	10	1,119																								
UDU	64	55	1993	35	3,916																								
TOTALS			2,752		2,187	244,696																							
EXTRA FEATURES						75043 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	10	24	240.00	SF	40.00	40.00	100	1997	1997	3	23	2,208													
2	0350	CARPORT WD	0	100	8	6	48.00	SF	13.00	13.00	100	1997	1997	3	20	125													
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1998	1998	3	24	4,838													
7	0300	BOAT DCK W	0	100	0	0	188.00	SF	40.00	40.00	100	2003	2003	3	29	2,181													
8	0303	FLT DOCK W	0	100	5	10	50.00	SF	26.00	26.00	100	2003	2003	3	29	377													
9	0910	SCRN RM L	0	100	0	0	856.00	SF	15.00	15.00	100	2004	2004	3	20	2,568													
10	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500													
11	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	20	300													
TOTAL OB/XF 55,097																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																													

Diagram showing building layout with dimensions and area calculations.

Heated Area: 1664

Basement (BAS 1993) dimensions: 22x40

First Floor (FEP 1993) dimensions: 22x22

Second Floor (FGR 1993) dimensions: 22x22

Third Floor (FOP 1993) dimensions: 22x22

Fourth Floor (PTO 1993) dimensions: 22x22

UDU 1993 dimensions: 8x8

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2004/1952	9/22/2015	WD	Q	I	01	279,000
GRANTOR: THOMPSON ROBERT B						
GRANTEE: HENDRICKS LESLIE A						
0819/1852	1/20/1998	WD	Q	I		147,500
GRANTOR: COCHRAN NORMAN K & LY						
GRANTEE: THOMPSON ROBERT B &						
BUILDING NOTES						
BUILDING DIMENSIONS						
FEP=[YR=1993] W22 PTO=[YR=1993] W20 S10 BAS=[YR=1993] W22 S40 E22 N8 FOP=[YR=1993] E20 FGR=[YR=1993] S2 E22 N22 W22 S20\$ N6 W20 S6\$ N6 E20 N14 E22 N12 W42\$ E20 N10\$ S10 E22 N10\$ PTR=E30 UDU=[YR=1993] E8 S8 W8 N8\$ W30\$.						