

W'LY 115 FT OF LOT 19
IN OR 1066/269
ESMT PT OR 667/1958

WHITNEY RICHARD M JR & KELLY L
75011 EDWARDS ROAD
YULEE, FL 32097

2026

13-2N-26-4200-0019-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		

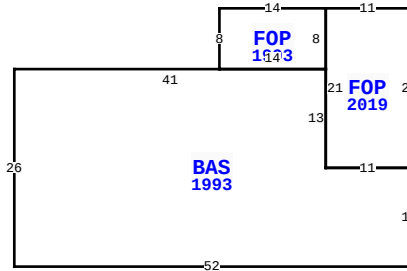
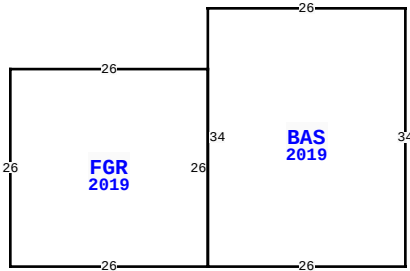
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,209	100	1993	1,209	126,876
BAS	884	100	2019	884	92,769
FGR	676	55	2019	372	39,039
FOP	112	30	1993	34	3,568
FOP	231	30	2019	69	7,241

TOTALS	3,112			2,568	269,493
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	100	0	0	112.00	SF	10.00
3	0300	BOAT DCK W	0	100	21	10	210.00	SF	40.00
4	0920	CWALL-WD/M	0	100	0	0	110.00	LF	390.00
5	1242	WD DECK A	0	100	0	0	400.00	SF	10.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,568	88.5600	123.10	316,121	1985	1995	0	0	0	14.75
1 SNGL FAM			100% - 2004	Heated Area: 2093				HX Base Yr 2004			



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					269,493				
TOTAL MARKET OB/XF VALUE					14,840				
TOTAL LAND VALUE - MARKET					205,000				
TOTAL MARKET VALUE					489,333				
SOH/AGL Deduction					184,932				
ASSESSED VALUE					304,401				
TOTAL EXEMPTION VALUE					HX HB VX 56,411				
BASE TAXABLE VALUE					247,990				
TOTAL JUST VALUE					489,333				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					481,412				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001518	XFOB	24,930	02/03/2023
B0311636	XFOB	6,270	09/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1066/0269	7/01/2002	WD	Q	I		162,500	
GRANTOR: SALMON TERRY LEE							
GRANTEE: WHITNEY RICHARD JR							
0884/1704	5/27/1999	QC	U	I	07	100	
GRANTOR: SALMON TERRY & SYLVIA							
GRANTEE: SALMON TERRY LEE							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=15,34] E52 N13 W11 N13 W41 S26 \$									
BAS=[YR=2019;ORIG=0,34] W26 N34 E26 S34 \$									
FGR=[YR=2019;ORIG=-26,34] W26 N26 E26 S26 \$									
FOP=[YR=2019;ORIG=67,21] N21 W11 S21 E11 \$									
FOP=[YR=1993;ORIG=56,0] W14 S8 E14 N8 \$									
PTR=[ORIG=15,34] W15 E15 \$									

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