LOT 20
ESMT IN OR 464/74
NASSAU LANDING SUB PB 4/84-85

CARVER JOEY VAUGHN & ANDREA
75004 EDWARDS RD
YULEE, FL 32097

2026

13-2N-26-4200-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

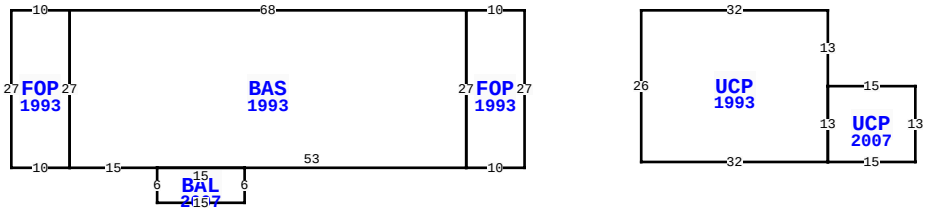
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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
BAL	90	15	2007	14	1,253
BAS	1,836	100	1993	1,836	164,330
FOP	270	30	1993	81	7,250
FOP	270	30	1993	81	7,250
UCP	832	20	1993	166	14,857
UCP	195	20	2007	39	3,491
TOTALS	3,493			2,217	198,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,217	99.9894	104.99	232,763	1995	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2024 Heated Area: 1836 HX Base Yr 2024



75004 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		340,928
TOTAL MARKET OB/XF VALUE		226
TOTAL LAND VALUE - MARKET		84,700
TOTAL MARKET VALUE		425,854
SOH/AGL Deduction		24,797
ASSESSED VALUE		401,057
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		349,646
TOTAL JUST VALUE		425,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413990	ADDITION	195,591	11/08/2004
R046843	REPAIR/RRF	1,700	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1295	1/23/2023	WD	Q	I	01	400,000
GRANTOR: BEASLEY TIMOTHY C						
GRANTEE: CARVER JOEY VAUGHN						
2614/1225	1/23/2023	WD	Q	I	01	300,000
GRANTOR: RADTKE DEAN						
GRANTEE: BEASLEY TIMOTHY C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W10 BAS=[YR=1993] W68 FOP=[YR=1993] W10 S27 E10 N27$ S27 E15 BAL=[YR=2007] S6 E15 N6 W15$ E53 N27$ S27 E10 N27$ PTR=E20 UCP=[YR=1993] E32 S13 UCP=[YR=2007] E15 S13 W15 N13$ S13 W32 N26$ W20$.

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	1242	WD DECK A	0	100	9	6	54.00	SF	10.00	10.00	100	2005	2005	3	21	113	
2	1242	WD DECK A	0	100	9	6	54.00	SF	10.00	10.00	100	2005	2005	3	21	113	

LAND DESCRIPTION

TOTAL OB/XF 226

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	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.54	AC		1.00	1.00	1.00	55,000.00	55,000.00	84,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.54 Total Land Value: 84,700 Market: 0 Agricultural: 0 Common: 84,700 PRINTED 07/09/2026 BY SYS

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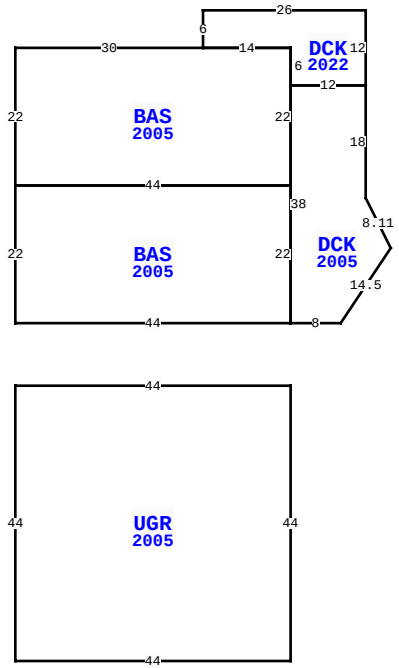
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		2 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	968	100	2005	968	47,945
BAS	968	100	2005	968	47,945
DCK	472	10	2005	47	2,328
DCK	228	10	2022	23	1,139
UGR	1,936	45	2005	871	43,140
TOTALS	4,572			2,877	142,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,877	98.1407	54.96	158,120	2005	2005	0	0	0	9.88	90.12

2 ACCESORY U 100% - 2024 Heated Area: 1936 HX Base Yr 2024



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GRANTEE: CARVER JOEY VAUGHN						
2614/1225	1/23/2023	WD	Q	I	01	300,000
GRANTOR: RADTKE DEAN						
GRANTEE: BEASLEY TIMOTHY C						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2022] W26 S6 BAS=[YR=2005] W30 S22 BAS=[YR=2005] S22 E44 DCK=[YR=2005] E8 U12 R8 U8 L4 N18 W12 S38$ N22 W44$ E44 N22 W14$ E14 S6 E12 N12$ PTR= S60 W12 UGR=[YR=2005] W44 S44 E44 N44$ E12 N60$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.54 Total Land Value: 84,700 Market: 0 Agricultural: 0 Common: 84,700 PRINTED 07/09/2026 BY SYS