LOT 21
IN OR 1195/1752
NASSAU LANDING SUB

CANTRELL DANIEL
75008 EDWARDS RD
YULEE, FL 32097

2026

13-2N-26-4200-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

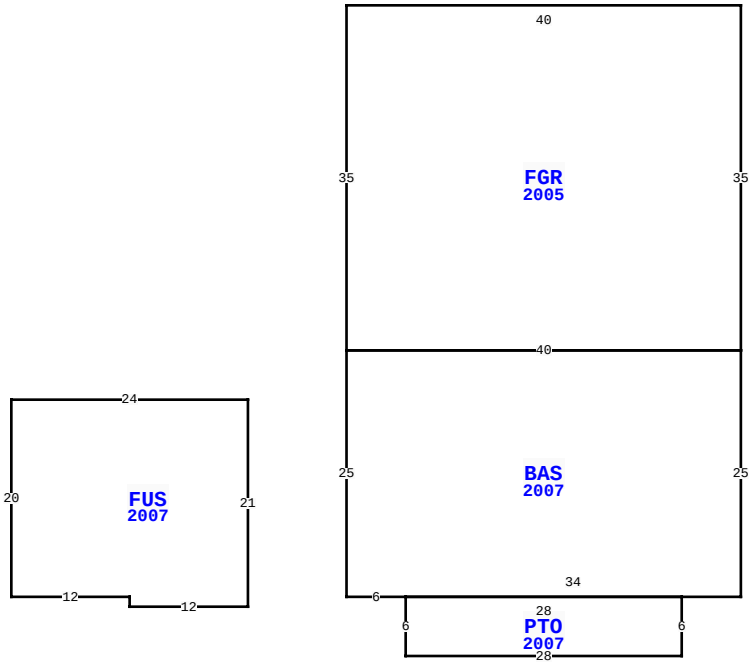
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,000	100	2007	1,000	102,609
FGR	1,400	55	2005	770	79,009
FUS	492	100	2007	492	50,484
PTO	168	5	2007	8	821
TOTALS	3,060			2,270	232,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,270	108.5840	114.01	258,803	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2008 Heated Area: 1492 HX Base Yr 2008



BLD DATE	01/10/2008 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

75008 EDWARDS RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,923
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		287,923
SOH/AGL Deduction		144,067
ASSESSED VALUE		143,856
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,445
TOTAL JUST VALUE		287,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413557	NEW CONSTR	0	12/01/2004
C13557	CO ISSUED	0	12/01/2004
P0408501	NEW CONSTR	0	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/1752	12/17/2003	WD	U	V		18,500
GRANTOR: STRANGE PAUL & JUANIT						
GRANTEE: CANTRELL DANIEL						
0467/0764	9/01/1985	WD	Q	V		8,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W40 S35 BAS=[YR=2007] S25 E6 PTO=[YR=2007]
S6 E28 N6 W28$ E34 N25 W40$ E40 N35 $ PTR= W50 S40
FUS=[YR=2007] W24 S20 E12 S1 E12 N21$ N40 E50 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS