LOT 24
NASSAU LANDING SUB PB 4/84-85

FEGAN JERRY/
75032 EDWARDS RD
YULEE, FL 32097

2026

13-2N-26-4200-0024-0000

BUILDING CHARACTERISTICS

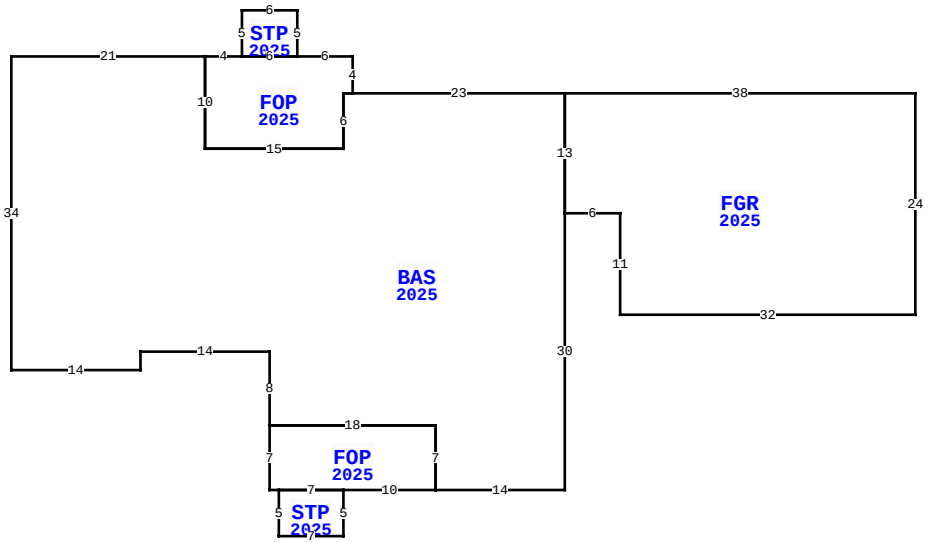
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,056	100	2025	2,056	315,465
FGR	846	55	2025	465	71,348
FOP	126	30	2025	38	5,830
FOP	154	30	2025	46	7,058
STP	30	10	2025	3	461
STP	35	10	2025	4	613
TOTALS	3,247			2,612	400,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,612	110.4960	153.59	401,177	2024	2024	0	0	0	0.10	99.90

1 SNGL FAM 100% - 2025 Heated Area: 2056 HX Base Yr



75032 EDWARDS RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,776
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		500,276
SOH/AGL Deduction		0
ASSESSED VALUE		500,276
TOTAL EXEMPTION VALUE	13	500,276
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		500,276
NCON VALUE		50,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250001004	861-428 855-1014	79,073	01/30/2025
240010878	CO		09/23/2024
B23-13243	SFR	398,934	10/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1293	1/23/2023	WD	Q	V	01	55,000
GRANTOR: BRYANT DENNIS N						
GRANTEE: FEGAN JERRY						
0906/1634	11/04/1999	WD	Q	V		21,000
GRANTOR: CANADY WILLIAM A & RA						
GRANTEE: BRYANT DENNIS N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E21 S10 E15 N6 E1 E23 S13 S30 W14 N7 W18 N8 W14 S2 W14 N34 $
FGR=[YR=2025;ORIG=70,14] E38 S24 W32 N11 W6 N13 $
FOP=[YR=2025;ORIG=56,50] W18 S7 E1 E7 E10 N7 $
STP=[YR=2025;ORIG=39,57] E7 S5 W7 N5 $
FOP=[YR=2025;ORIG=31,20] E15 N6 E1 N4 W6 W6 W4 S10 $
STP=[YR=2025;ORIG=35,10] E6 N5 W6 S5 $
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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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

TOTAL OB/XF 50,000

LAND DESCRIPTION

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	0.90	AC		1.00	1.00	1.00	55,000.00	55,000.00	49,500							

REVIEW DATE 12/03/2025 BY TW Total Acres: 0.90 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/09/2026 BY SYS