

SUB LOT 32
IN OR 2621/1561
SUB OF GOVT LOT 9 UNR

NELSON CHARLES G & SUSAN B L/E/
75346 EDWARDS ROAD
YULEE, FL 32097

2026

14-2N-26-4280-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	144	15	2012	22	1,868
BAS	874	100	1993	874	74,196
BAS	360	100	1997	360	30,561
FOP	24	30	1997	7	594
FUS	396	100	1997	396	33,617
UDU	220	55	1997	121	10,272
UOP	144	20	1997	29	2,462
UOP	160	20	1997	32	2,717

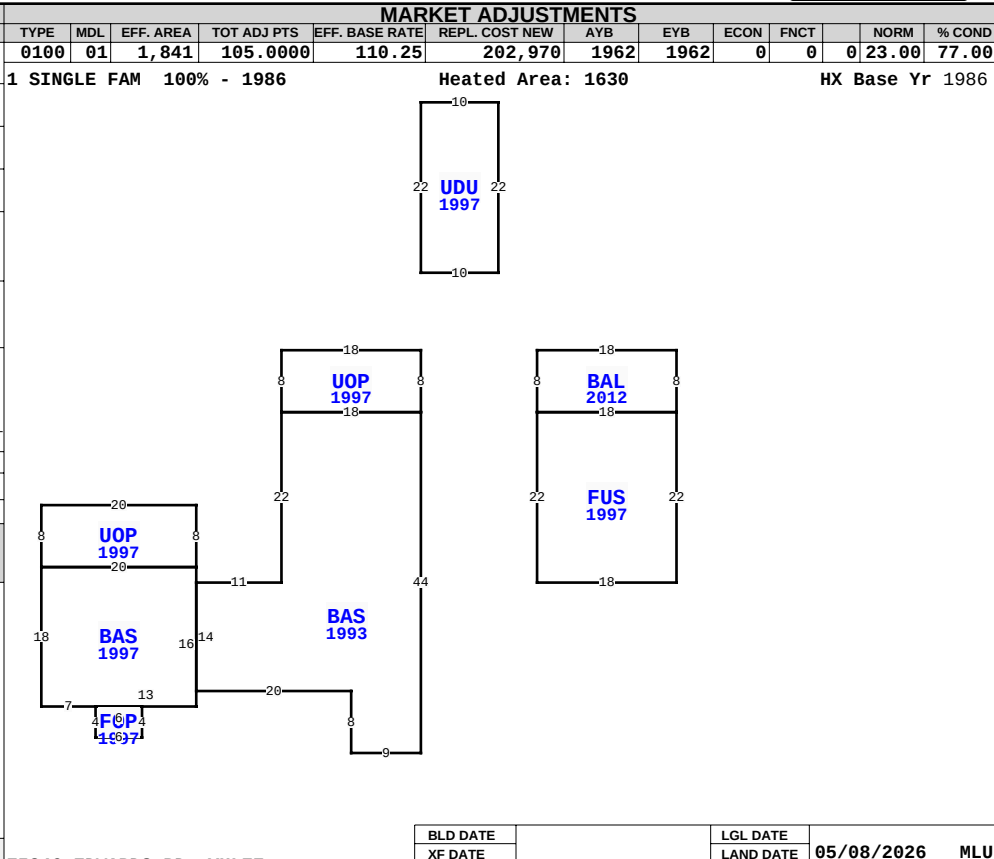
TOTALS	2,322			1,841	156,287
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EXTRA FEATURES

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
1	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1982	1982	3	20	480	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
4	0920	CWALL-WD/M	0	100	0	0	97.00	LF	390.00	390.00	100	1990	1990	3	20	7,566	
6	1242	WD DECK A	0	100	0	0	150.00	SF	10.00	10.00	100	1997	1997	3	20	300	
8	0351	CARPORT MT	0	100	24	22	528.00	SF	10.00	10.00	100	1999	1999	3	20	1,056	
9	0300	BOAT DCK W	0	100	6	12	72.00	SF	40.00	40.00	100	2014	2014	3	68	1,958	
10	0300	BOAT DCK W	0	100	6	17	102.00	SF	40.00	40.00	100	2014	2014	3	68	2,774	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RM	93.00	240.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							



TOTAL OB/XF																	17,309
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		156,287
TOTAL MARKET OB/XF VALUE		17,309
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		378,596
SOH/AGL Deduction		243,150
ASSESSED VALUE		135,446
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,035
TOTAL JUST VALUE		378,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963221	CHNGE SRVC	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/1561	2/24/2023	LE	U	I	11	100

GRANTOR: NELSON CHARLES G & SU
GRANTEE: NELSON THOMAS D & D
1176/1060 10/01/2003 QC Q I 01 100
GRANTOR: NELSON SUSAN B
GRANTEE: NELSON CHARLES G &

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W18 S8 BAS=[YR=1993] S22 W11 BAS=[YR=1997] N2
UOP=[YR=1997] N8 W20 S8 E20\$ W20 S18 E7 FOP=[YR=1997] S4 E6
N4 W6\$ E13 N16\$ S14 E20 S8 E9 N44 W18\$ E18 N8\$ PTR=E15
BAL=[YR=2012] E18 S8 FUS=[YR=1997] S22 W18 N22 E18\$ W18 N8\$
W15\$ PTR=N10 UDU=[YR=1997] N22 E10 S22 W10\$ S10\$.