

SUB LOT 4 & 5
IN OR 2795/1952
SUB OF GOVT LOT 9 UNR

JONES BRENDA LEE/JONES OSCAR FRANKLIN III
75169 EDWARDS RD
YULEE, FL 32097

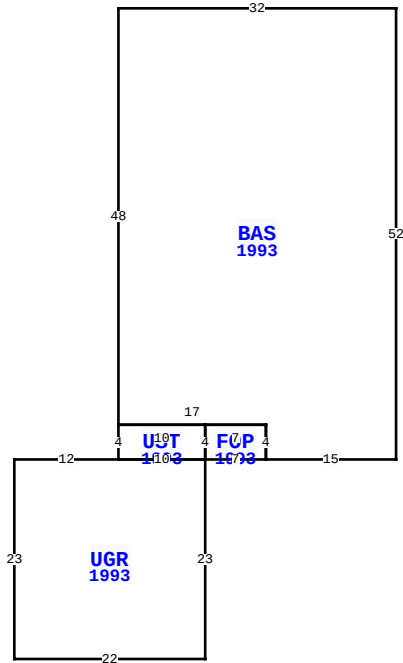
2026

14-2N-26-4280-0029-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	03 CONC FINSH 50
Interior Floo	05 ASPH TILE 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	04 Quality Level 04
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	1,596 100 1993 1,596 136,175
FOP	28 30 1993 8 683
UGR	506 45 1993 228 19,453
UST	40 45 1993 18 1,536
TOTALS	2,170 1,850 157,846

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,850	107.6250	113.01	209,068	1956	1956	0	0	0	24.50	75.50
1 SINGLE FAM 100% - 0					Heated Area: 1596				HX Base Yr 1990			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		157,846	
TOTAL MARKET OB/XF VALUE		1,568	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		259,414	
SOH/AGL Deduction		174,361	
ASSESSED VALUE		85,053	
TOTAL EXEMPTION VALUE		HX HB SL 85,053	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		259,414	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,846	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2815/1120	9/12/2025	QC	U	I	11	100
GRANTOR: JONES OSCAR FRANKLIN						
GRANTEE: JONES BRENDA LEE						
2795/1952	9/06/2024	QC	U	I	11	100
GRANTOR: JONES BRENDA L						
GRANTEE: JONES OSCAR FRANKLI						

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
1	0300	BOAT DCK W	0 100	0 0	196.00	SF	40.00	40.00	100	1980	1980	3	20
TOTAL OB/XF 1,568													
75169 EDWARDS RD, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU													
NOTES													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W32 S48 UST=[YR=1993] S4 UGR=[YR=1993] W12 S23 E22 N23 FOP=[YR=1993] E7 N4 W7 S4\$ W10\$ E10 N4 W10\$E17 S4 E15 N52\$.													

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
1	000116	C	RES MARSH	100	0006	RM	100.00	251.00	1.00	LT		1.00	1.00
TOTAL ADJ 1.00 UNIT PRICE 100,000.00 ADJ UNIT PRICE 100,000.00 LAND VALUE 100,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSVR													