SUB LOT 44
IN OR 2084/22
SUB OF GOVT LOT 9 UNR

BOWEN YANCY BRENT & TRICIA D
75199 EDWARDS ROAD
YULEE, FL 32097

2026

14-2N-26-4280-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

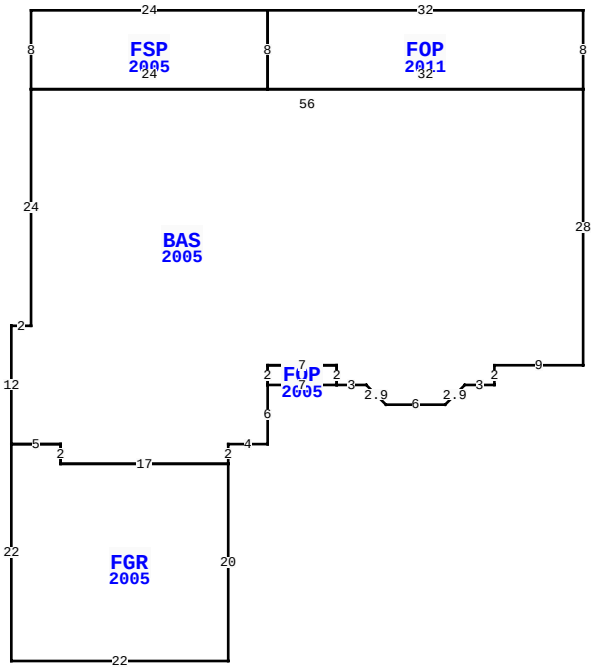
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,866	100	2005	1,866	280,578
FGR	450	55	2005	248	37,290
FOP	14	30	2005	4	601
FOP	256	30	2011	77	11,578
FSP	192	40	2005	77	11,578
TOTALS	2,778			2,272	341,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,272	120.1970	167.07	379,583	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2018 Heated Area: 1866 HX Base Yr 2018



75199 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		341,625
TOTAL MARKET OB/XF VALUE		57,388
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		499,013
SOH/AGL Deduction		228,536
ASSESSED VALUE		270,477
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,066
TOTAL JUST VALUE		499,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009205	REPAIR/RRF	10,500	11/01/2018
B1701806	ADDITION	18,761	04/01/2017
1700467	SWIM POOL	33,000	02/03/2017
B24578	ADDITION	5,800	04/01/2011
E0514248	ELEC OTHER	4,986	02/01/2005
M0509181	MECH OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2084/0022	11/15/2016	WD	Q	I	01	291,500
GRANTOR: JORDAN ROBERT L & CAR						
GRANTEE: BOWEN YANCY BRENT &						
1160/1117	8/08/2003	WD	U	I	13	48,500
GRANTOR: CARTER STANLEY CHARLE						
GRANTEE: JORDAN ROBERT & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W32 FSP=[YR=2005] W24 S8 BAS=[YR=2005] S24 W2 S12 FGR=[YR=2005] S22 E22 N20 W17 N2 W5 $ E5 S2 E17 N2 E4 N6 FOP=[YR=2005] E7 N2 W7 S2 $ N2 E7 S2 E3 D2 R2 E6 U2 R2 E3 N2 E9 N28 W56 $ E24 N8 $ S8 E32 N8 $.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1997	1997	3	20	1,152	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
5	0910	SCRN RM L	0	100	32	26	832.00	SF	15.00	15.00	100	2017	2017	3	70	8,736	

LAND DESCRIPTION

TOTAL OB/XF 57,388

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	000116	C	RES MARSH	100	0006	RM	92.00	198.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS