SUB LOTS 42 & W1/2 OF 41
IN OR 741 PG 1753
SUB OF GOVT LOT 9 UNR

BOWEN ELAINE C
75191 EDWARDS ROAD
YULEE, FL 32097

**2026**

**14-2N-26-4280-0035-0000**

## BUILDING CHARACTERISTICS

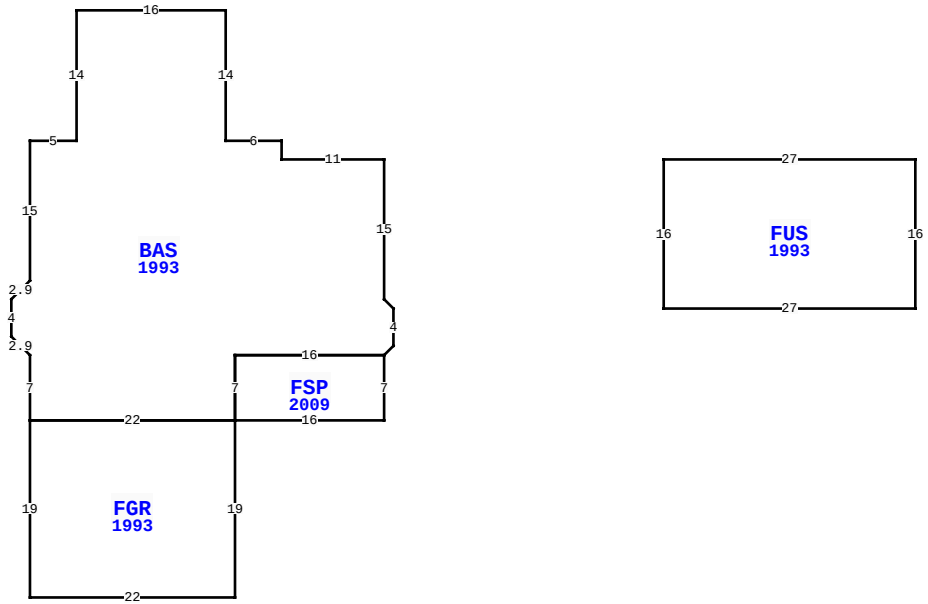
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 1,247 | 100 | 1993 | 1,247 | 143,117 |
| FGR | 418 | 55 | 1993 | 230 | 26,397 |
| FSP | 112 | 40 | 2009 | 45 | 5,165 |
| FUS | 432 | 100 | 1993 | 432 | 49,580 |
| TOTALS | 2,209 | | | 1,954 | 224,259 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,954 | 99.7542 | 138.66 | 270,942 | 1992 | 1992 | 0 | 0 | 0 | 17.23 | 82.77 |

1 SNGL FAM 100% - 1996 Heated Area: 1679 HX Base Yr 1996




75191 EDWARDS RD, YULEE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 224,259 |
| TOTAL MARKET OB/XF VALUE | | 13,890 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 338,149 |
| SOH/AGL Deduction | | 175,328 |
| ASSESSED VALUE | | 162,821 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 106,410 |
| TOTAL JUST VALUE | | 338,149 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 322,303 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21002726 | REPAIR/RRF | 3,815 | 03/08/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0741/1753 | 10/18/1995 | WD | Q | I | | 110,000 |
| GRANTOR: MORRIS LON & JANI | | | | | | |
| GRANTEE: BOWEN WM & ELAINE | | | | | | |
| 0651/1075 | 3/16/1992 | WD | Q | V | | 18,000 |
| GRANTOR: SING WILLIAM T JR | | | | | | |
| GRANTEE: MORRIS LON & JANEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W11 N2 W6 N14 W16 S14 W5 S15 D2 L2 S4 R2 D2 S7 FGR=[YR=1993] S19 E22 N19 FSP=[YR=2009] E16 N7 W16 S7 $ W22 $ E22 N7 E16 U1 R1 N4 U1 L1 N15$ PTR=E30
FUS=[YR=1993] E27 S16 W27 N16 $ W30 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 68 | 2,380 | |
| 3 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 600.00 | SF | 40.00 | 40.00 | 100 | 1997 | 1997 | 3 | 23 | 5,520 | |
| 4 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 252.00 | SF | 40.00 | 40.00 | 100 | 2009 | 2009 | 3 | 48 | 4,838 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 16 | 192.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 1,152 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,890

| 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 | 150.00 | 223.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 04/09/2026 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS