LOT 30
IN OR 2766/126
SUB OF GOVT LOT 9 IN

SEAY FAMILY INVESTMENTS LLC
17286 RIVER ISLE CIR
JACKSONVILLE, FL 32226

2026

14-2N-26-4280-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

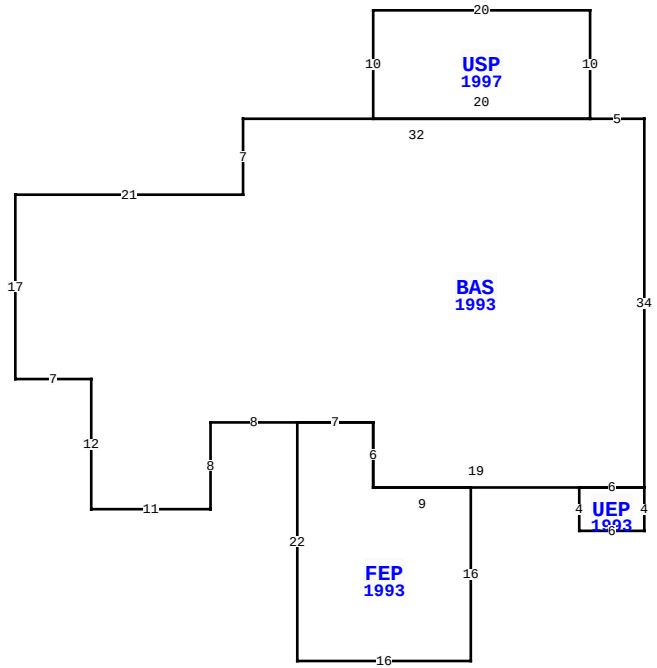
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,687	100	1993	1,687	125,104
FEP	298	80	1993	238	17,649
UEP	24	60	1993	14	1,038
USP	200	30	1997	60	4,449
TOTALS	2,209			1,999	148,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,999	97.7550	102.64	205,177	1943	1943	0	0	0	27.75	72.25

1 SINGLE FAM 0% - 2025 Heated Area: 1687 HX Base Yr



75331 EDWARDS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	148,240
TOTAL MARKET OB/XF VALUE	10,613
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	363,853
SOH/AGL Deduction	0
ASSESSED VALUE	363,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,853
TOTAL JUST VALUE	363,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2766/126	12/23/2024	QC	U	I	11	100
GRANTOR: SEAY JAMES B & PAULA						
GRANTEE: SEAY FAMILY INVESTM						
2186/0107	3/27/2018	WD	Q	I	01	90,000
GRANTOR: GRIDER REUBEN LLOYD &						
GRANTEE: SEAY JAMES B & PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 USP=[YR=1997] N10 W20 S10 E20$ W32 S7 W21 S17 E7 S12 E11 N8 E8 FEP=[YR=1993] S22 E16 N16 W9 N6 W7$ E7 S6 E19 UEP=[YR=1993] S4 E6 N4 W6$ E6 N34$.

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	0	14	12	168.00	SF	30.00	30.00	100	1980	1980	3	20	1,008	
2	0300	BOAT DCK W	0	0	0	0	135.00	SF	40.00	40.00	100	1980	1980	3	20	1,080	
3	0511	GARAGE CB-	0	0	0	0	572.00	SF	40.00	40.00	100	1980	1980	3	29	6,635	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 10,613

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	000131	C	RES CREEK	0	0006	RM	133.00	254.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 04/09/2026 BY TWA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS