PT JOHN LOWE GRANT
SEC 51-3N-27E IN OR 1299/1529
& ESMT IN OR 1430/1158 (EX

EDWARDS NORRAINE REV TRUST/EDWARDS NORRAINE A TRUS
86456 TIRY LANE
YULEE, FL 32041-0789

2026

51-3N-27-0000-0039-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

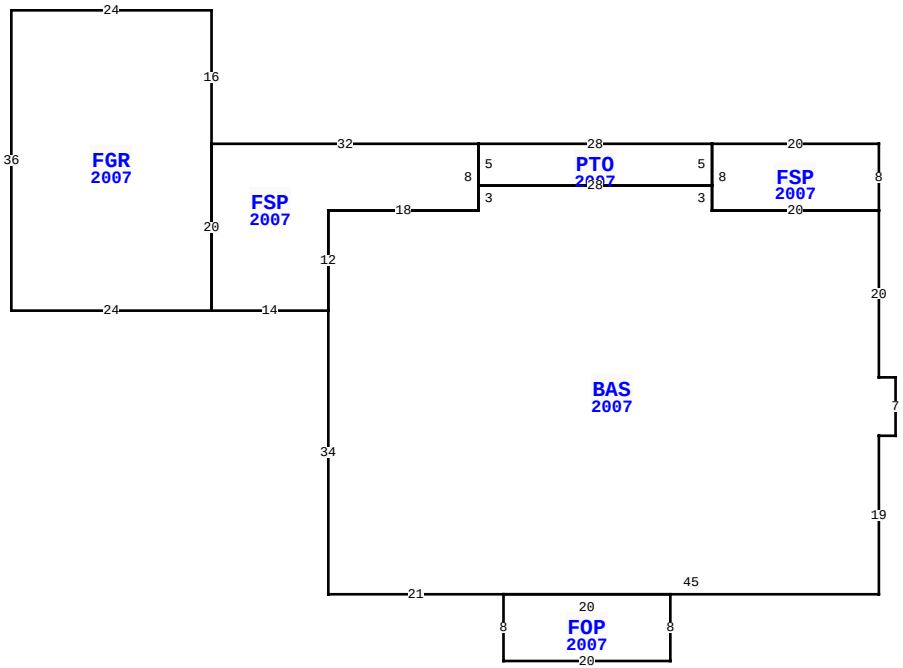
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,134	100	2007	3,134	443,332
FGR	864	55	2007	475	67,193
FOP	160	30	2007	48	6,790
FSP	160	40	2007	64	9,053
FSP	424	40	2007	170	24,048
PTO	140	5	2007	7	990
TOTALS	4,882			3,898	551,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,898	111.2265	154.60	602,631	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2001 Heated Area: 3134 HX Base Yr 2001



86456 TIRY LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	04/28/2026 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		681,433
TOTAL MARKET OB/XF VALUE		55,779
TOTAL LAND VALUE - MARKET		1,165,645
TOTAL MARKET VALUE		1,109,174
SOH/AGL Deduction		365,806
ASSESSED VALUE		743,368
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		691,957
TOTAL JUST VALUE		1,902,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,900,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010109	36 X 110 SQ FT AG	0	08/30/2024
B1429645	28X24 AG BLDG	0	01/01/2014
B23528	GARAGE	89,928	04/01/2010
B23536	XFOB	0	04/01/2010
M12133	MECH OTHER	0	10/01/2006
E17856	ELEC OTHER	19,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/1529	3/04/2005	WD	Q	I	01	100
GRANTOR: EDWARDS DONALD P & NO						
GRANTEE: EDWARDS NORRAINE A						
0911/0233	12/13/1999	WD	Q	V	01	100
GRANTOR: EDWARDS OSCAR VINSON						
GRANTEE: EDWARDS DONALD P &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W20 PTO=[YR=2007] W28 FSP=[YR=2007] W32
FGR=[YR=2007] N16 W24 S36 E24 N20 $ S20 E14 BAS=[YR=2007]
S34 E21 FOP=[YR=2007] S8 E20 N8 W20 $ E45 N19 E2 N7 W2 N20
W20 N3 W28 S3 W18 S12 $ N12 E18 N8 $ S5 E28 N5 $ S8 E20 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	0350	CARPORT WD	0	100	24	28	672.00	SF	13.00	13.00	100	2014	2014	3	55	4,805	
3	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2001	2001	3	27	6,804	
5	0351	CARPORT MT	0	100	36	15	540.00	SF	10.00	10.00	100	2004	2004	3	20	1,080	
6	0300	BOAT DCK W	0	100	0	0	289.00	SF	40.00	40.00	100	2001	2001	3	27	3,121	
7	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2001	2001	3	27	1,404	
8	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2009	2009	3	31	713	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	83	1,660	
12	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	
15	0920	CWALL-WD/M	0	100	0	0	366.00	LF	390.00	390.00	100	2007	2007	3	24	34,258	
16	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2007	2007	3	24	154	

TOTAL OB/XF 55,779

LAND DESCRIPTION

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	005000	C	AGRICULTURAL	100		RSF-2	0.00	0.00	4.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	360,000							
2	009530	C	POND	100		RSF-2			2.93	AC		1.00	1.00	1.00	2,500.00	2,500.00	7,325							
3	005600	A	TIMBER 3 N S	0		RSF-2	0.00	0.00	11.74	AC		1.00	1.00	1.00	395.00	395.00	4,637							
4	009910	M	MARKET VALUE	0		RSF-2	0.00	0.00	11.74	AC		1.00	1.00	0.80	85,000.00	68,000.00	798,320							

REVIEW DATE 12/17/2024 BY KW Total Acres: 18.67 Total Land Value: 371,962 Market: 798,320 Agricultural: 4,637 Common: 367,325 PRINTED 07/09/2026 BY SYS

PT JOHN LOWE GRANT
SEC 51-3N-27E IN OR 1299/1529
& ESMT IN OR 1430/1158 (EX

EDWARDS NORRAINE REV TRUST/EDWARDS NORRAINE A TRUS
86456 TIRY LANE
YULEE, FL 32041-0789

2026

51-3N-27-0000-0039-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

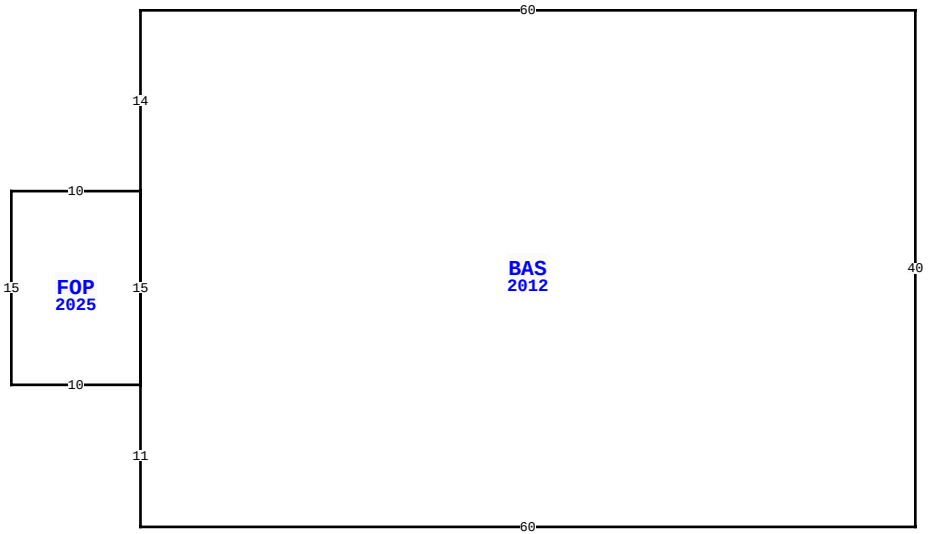
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2012	2,400	42,202
FOP	150	30	2025	45	791
TOTALS	2,550			2,445	42,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,445	56.3500	21.98	53,741	2010	2010	0	0	0	20.00	80.00

2 GARAGE RES 100% - 2001 Heated Area: 2400 HX Base Yr 2001



86456 TIRY LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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ASSESSED VALUE		743,368
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		691,957
TOTAL JUST VALUE		1,902,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,900,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11409	OTHER	0	08/01/2006
C18234	CO ISSUED	0	07/01/2006
R09545	REPAIR/RRF	10,695	07/01/2006
B18234	NEW CONSTR	425,550	07/01/2006
B006857	NEW CONSTR	150,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/1529	3/04/2005	WD	Q	I	01	100
GRANTOR: EDWARDS DONALD P & NO						
GRANTEE: EDWARDS NORRAINE A						
0911/0233	12/13/1999	WD	Q	V	01	100
GRANTOR: EDWARDS OSCAR VINSON						
GRANTEE: EDWARDS DONALD P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W60 S14 S15 S11 E60 N40 $
FOP=[YR=2025;ORIG=-60,14] W10 S15 E10 N15 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/17/2024 BY KW Total Acres: 18.67 Total Land Value: 371,962 Market: 798,320 Agricultural: 4,637 Common: 367,325 PRINTED 07/09/2026 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

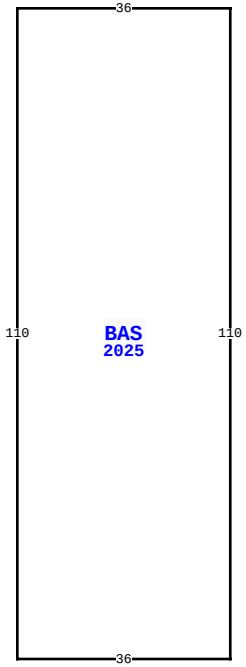
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,960	100	2025	3,960	87,033
TOTALS	3,960			3,960	87,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,960	56.9250	22.20	87,912	2024	2024	0	0	0	1.00	99.00

3 GARAGE RES 100% - 2025 Heated Area: 3960 HX Base Yr 2001



86456 TIRY LN, YULEE

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		691,957
TOTAL JUST VALUE		1,902,857
NCON VALUE		0
INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: EDWARDS DONALD P & NO						
GRANTEE: EDWARDS NORRAINE A						
0911/0233	12/13/1999	WD	Q	V	01	100
GRANTOR: EDWARDS OSCAR VINSON						
GRANTEE: EDWARDS DONALD P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,-30] E36 S110 W36 N110 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/17/2024 BY KW Total Acres: 18.67 Total Land Value: 371,962 Market: 798,320 Agricultural: 4,637 Common: 367,325 PRINTED 07/09/2026 BY SYS