LOT 35
RIVER GLEN PHASE 5B OR 2574/93

EDWARDS JORDAN EVERETTE & KAELYN L
65838 EDGEWATER DR
YULEE, FL 32097

2024

13-2N-26-1832-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

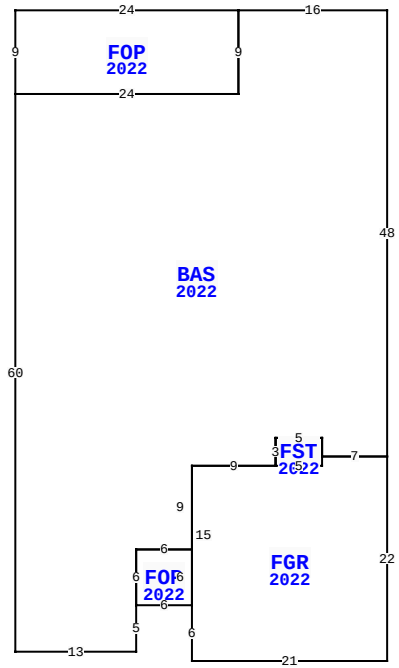
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100	2,036	222,718
FGR	463	55	255	27,894
FOP	36	30	11	1,203
FOP	216	30	65	7,110
FST	15	55	8	875
TOTALS	2,766		2,375	259,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,375	115.1500	109.39	259,801	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2036 HX Base Yr



65838 EDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	259,801
TOTAL MARKET OB/XF VALUE	3,526
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	318,327
SOH/AGL Deduction	0
ASSESSED VALUE	318,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,327
TOTAL JUST VALUE	318,327
NCON VALUE	263,327
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302358	CO		08/08/2023
B2302358	NEW CONSTR	378,656	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1867	8/24/2023	SW	Q	I	01	372,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: EDWARDS JORDAN EVER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W16 S9 W24 S60 E13 N5 N6 E6 N9 E9 N3 E5 S2 E7 N48 $
FGR=[YR=2022;ORIG=-21,64] S6 E21 N22 W7 N2 W5 S3 W9 S15 $
FOP=[YR=2022;ORIG=-16,0] W24 S9 E24 N9 $
FOP=[YR=2022;ORIG=-27,64] E6 N6 W6 S6 $
FST=[YR=2022;ORIG=-7,48] S1 W5 N3 E5 S2 $
.

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	0811	CONCRETE B	1	0	0	0	678.00	SF	5.20	5.20	100	2024	2023		100	3,526	

LAND DESCRIPTION

TOTAL OB/XF 3,526

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/10/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS