

BOWERS DEVIN C & DANIELLA BOUHOT
65808 EDGEWATER DR
YULEE, FL 32097

13-2N-26-1832-0038-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION010001HARDIE BRD 100Roof Structur03GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo11CLAY TILE 50Interior Floo14CARPET 50Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100BedroomsBathroomsFrameStoriesUnitsQuality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA05NEIGHBORHOOD/LOC5009.00BASFGRFOPFSPTOTALS2,3772,099225,70565808 EDGEWATER DR, YULEEEXTRA FEATURESBLDN NOBJ/XFCODEDESCRIPTIONBLDCAPLWTUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10811CONCRETE B010000637.00SF5.205.20100202420231003,312LAND DESCRIPTIONLNUSE CLSLAND USE CAPR LOC FRONT DEPTHTOT LND UNITSUNIT DDPHT % TOT UNIT ADJPRIceland Adj Unit PriceLand ValueOther Adjustments Year Density Decl FRZ YR ConsrV1000100CSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000REVIEW DATE08/10/2023BYKWTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TOTALS2,3772,099225,70565808 EDGEWATER DR, YULEEEXTRA FEATURESBLDN NOBJ/XFCODEDESCRIPTIONBLDCAPLWTUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10811CONCRETE B010000637.00SF5.205.20100202420231003,312LAND DESCRIPTIONLNUSE CLSLAND USE CAPR LOC FRONT DEPTHTOT LND UNITSUNIT DDPHT % TOT UNIT ADJPRIceland Adj Unit PriceLand ValueOther Adjustments Year Density Decl FRZ YR ConsrV1000100CSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000REVIEW DATE08/10/2023BYKWTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 OF 1

4

VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE225,705TOTAL MARKET OB/XF VALUE3,312TOTAL LAND VALUE - MARKET55,000TOTAL MARKET VALUE284,017SOH/AGL Deduction0ASSESSED VALUE284,017TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE234,017TOTAL JUST VALUE284,017NCON VALUE229,017INCOME VALUEPREVIOUS YEAR MKT VALUE55,000SALES DATAOFF RECORD NumberDATETYPE INSTQU / V I / RSNCDSALE PRICE2658/17708/02/2023SW QI01335,000GRANTOR:D R HORTON INC-JACKSONGRANTEE:BOWERS DEVIN C & DABUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2023;ORIG=0,0] E15 E12 E12 S38 W21 S14 W5 S5 S1 W13 N58 \$FGR=[YR=2023;ORIG=39,38] S20 W21 N1 N5 N14 E21 \$FSP=[YR=2023;ORIG=15,0] E12 N10 W12 S10 \$FOP=[YR=2023;ORIG=13,52] E5 S5 W5 N5 \$.