LOT 46
RIVER GLEN PHASE 5B OR 2574/93

LYNCH ANNIE
65744 EDGEWATER DR
YULEE, FL 32097

2024

13-2N-26-1832-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

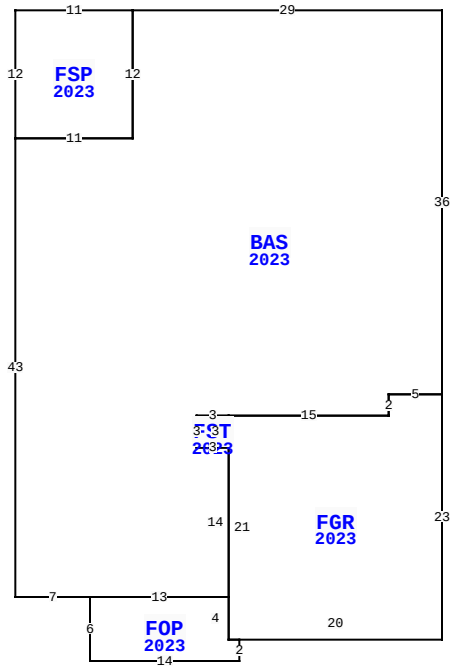
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,709	100	1,709	183,769
FGR	430	55	236	25,377
FOP	80	30	24	2,581
FSP	132	40	53	5,699
FST	9	55	5	538
TOTALS	2,360		2,027	217,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,027	113.1900	107.53	217,963	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1709 HX Base Yr 2024



65744 EDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,963
TOTAL MARKET OB/XF VALUE		3,910
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		276,873
SOH/AGL Deduction		130,352
ASSESSED VALUE		146,521
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,521
TOTAL JUST VALUE		276,873
NCON VALUE		221,873
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C230881	CO		07/20/2023
B230881	NEW CONSTR	318,068	01/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1769	7/28/2023	SW	Q	I	01	325,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: LYNCH ANNIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-20,-20] W29 S12 W11 S43 E7 E13 N14 W3 N3 E3 E15 N2 E5 N36 $
FGR=[YR=2023;ORIG=-20,16] W5 S2 W15 S21 E20 N23 $
FSP=[YR=2023;ORIG=-49,-20] W11 S12 E11 N12 $
FOP=[YR=2023;ORIG=-39,39] W1 N4 W13 S6 E14 N2 $
FST=[YR=2023;ORIG=-40,18] W3 S3 E3 N3 $
.

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	0	100	0	0	752.00	SF	5.20	5.20	100	2024	2023		100	3,910	

LAND DESCRIPTION

TOTAL OB/XF 3,910

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/18/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS