LOT 51
RIVER GLEN PHASE 5B OR 2574/93

SHIFFLETT JONAH & KRISTIN
65704 EDGEWATER DR
YULEE, FL 32097

2024

13-2N-26-1832-0051-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

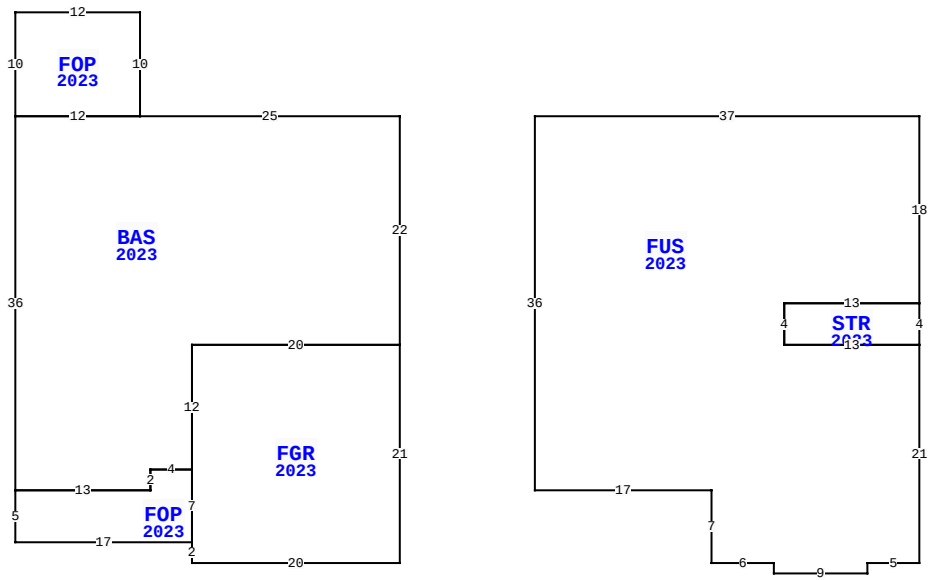
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	1,044	109,401
FGR	420	55	231	24,206
FOP	93	30	28	2,934
FOP	120	30	36	3,772
FUS	1,429	100	1,429	149,745
STR	52	10	5	524
TOTALS	3,158		2,773	290,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	110.3040	104.79	290,583	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2473 HX Base Yr 2024



65704 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		290,583
TOTAL MARKET OB/XF VALUE		10,353
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		355,936
SOH/AGL Deduction		0
ASSESSED VALUE		355,936
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		305,936
TOTAL JUST VALUE		355,936
NCON VALUE		300,936
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302604	CO		08/18/2023
B2302604	NEW CONSTR	451,455	02/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2665/626	9/05/2023	SW	Q	I	01	421,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: SHIFFLETT JONAH & K

BUILDING NOTES

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	694.00	SF	5.20	5.20	100	2024	2023		100	3,609	
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2024	2023		100	6,144	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=97,0] W37 S36 E17 S7 E6 S1 E9 N1 E5 N21 W13 N4 E13 N18 $
BAS=[YR=2023;ORIG=47,0] W25 W12 S36 E13 N2 E4 N12 E20 N22 $
FGR=[YR=2023;ORIG=27,22] E20 S21 W20 N2 N7 N12 $
FOP=[YR=2023;ORIG=10,0] E12 N10 W12 S10 $
FOP=[YR=2023;ORIG=10,36] S5 E17 N7 W4 S2 W13 $
STR=[YR=2023;ORIG=97,18] W13 S4 E13 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,353

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