



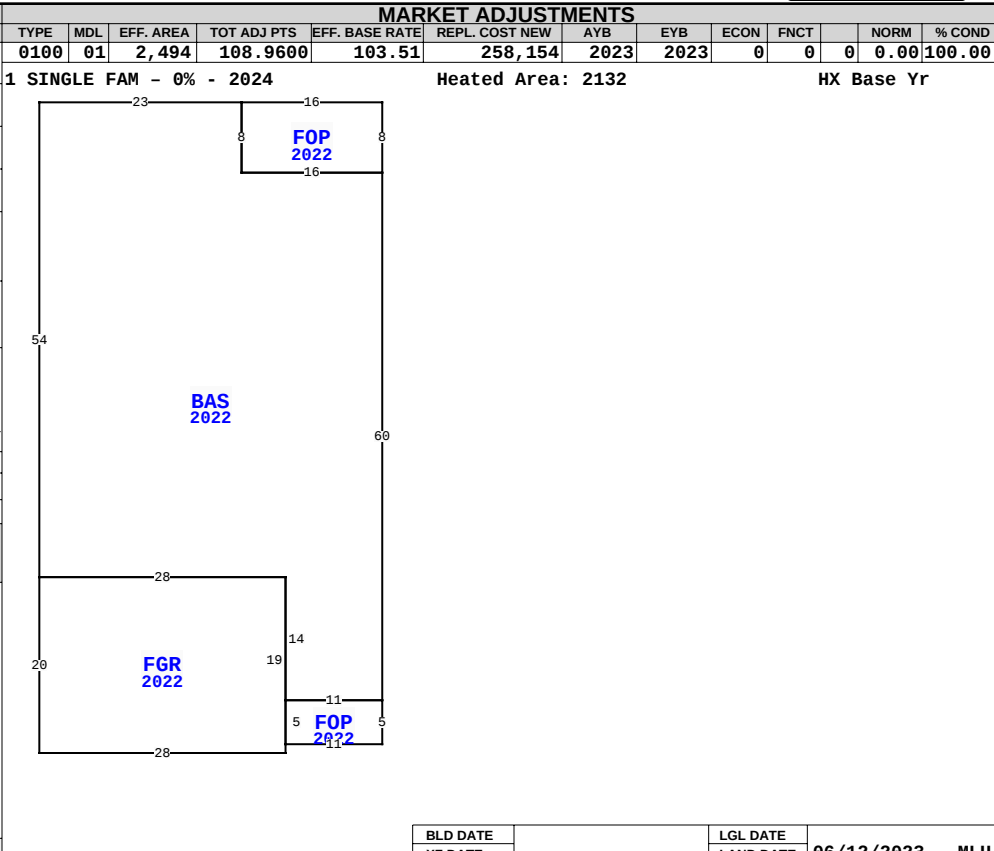
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,132	100	2,132	220,683
FGR	560	55	308	31,881
FOP	55	30	16	1,656
FOP	128	30	38	3,933
TOTALS	2,875		2,494	258,154

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	% COND
1	0811	CONCRETE B	0	0	0	0	1,078.00	SF	5.20	5.20	100	2024	2023	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



65608 EDGEWATER DR, YULEE	BLD DATE		LGL DATE	06/12/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF														
5,606														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					258,154				
TOTAL MARKET OB/XF VALUE					5,606				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					318,760				
SOH/AGL Deduction					0				
ASSESSED VALUE					318,760				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					318,760				
TOTAL JUST VALUE					318,760				
NCON VALUE					263,760				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					55,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05857	C0		10/16/2023
B2305857	SFR	402,521	05/08/2023

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2678/226	11/03/2023	SW	Q	I	01	402,300			

GRANTOR: D R HORTON INC-JACKSO									
GRANTEE: ZUBER RYAN H & PATR									

BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=-16,0] W23 S54 E28 S14 E11 N60 W16 N8 \$									
FGR=[YR=2022;ORIG=-39,54] S20 E28 N1 N19 W28 \$									
FOP=[YR=2022;ORIG=0,0] W16 S8 E16 N8 \$									
FOP=[YR=2022;ORIG=-11,73] E11 N5 W11 S5 \$									