

LOT 98
RIVER GLEN PH 5A OR 2510/1956

HYMEL DANNY JAMES REVOCABLE TRUST/HYMEL DANNY JAME
65865 EDGEWATER DRIVE
YULEE, FL 32097

2024

13-2N-26-1832-0098-0000



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		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
FSP	128	40	51	5,279
TOTALS	2,875		2,507	259,500

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	736.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	108.9600	103.51	259,500	2023	2023	0	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 2132 HX Base Yr												

05865 EDGEWATER DR, YULEE				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
736.00	SF	6.50	6.50	100	2023	2023		100	4,784	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		259,500	
TOTAL MARKET OB/XF VALUE		4,784	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		319,284	
SOH/AGL Deduction		0	
ASSESSED VALUE		319,284	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		319,284	
TOTAL JUST VALUE		319,284	
NCON VALUE		264,284	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2201166	CO		04/14/2023
22001166	NEW CONSTR	357,355	01/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/48	3/01/2024	QC	U	I	11	100
GRANTOR: HYMEL DANNY J						
GRANTEE: HYMEL DANNY JAMES R						
2636/322	4/28/2023	SW	Q	I	01	398,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HYMEL DANNY J						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=-23,0] E23 S54 W28 S14 W11 N60 E16 N8 \$									
FGR=[YR=2023;ORIG=0,54] S20 W28 N1 N19 E28 \$									
FSP=[YR=2023;ORIG=-39,0] E16 S8 W16 N8 \$									
FOP=[YR=2023;ORIG=-28,73] W11 N5 E11 S5 \$									