

LOT 104
RIVER GLEN PH 5A OR 2510/1956

BEUCK ANDREW MARTIN
65913 EDGEWATER DR
YULEE, FL 32097

2024

13-2N-26-1832-0104-0000



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	14	CARPET 60		
Interior Floo	11	CLAY TILE 40		
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	110,633
FGR	420	55	231	24,479
FOP	93	30	28	2,967
FSP	120	40	48	5,087
FUS	1,431	100	1,431	151,643
STR	52	10	5	530

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,787	111.5520	105.97	295,338	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2475 HX Base Yr 2024											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,044	100	1,044	110,633							
FGR	420	55	231	24,479							
FOP	93	30	28	2,967							
FSP	120	40	48	5,087							
FUS	1,431	100	1,431	151,643							
STR	52	10	5	530							
TOTALS	3,160		2,787	295,338							

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								295,338				
TOTAL MARKET OB/XF VALUE								4,784				
TOTAL LAND VALUE - MARKET								55,000				
TOTAL MARKET VALUE								355,122				
SOH/AGL Deduction								0				
ASSESSED VALUE								355,122				
TOTAL EXEMPTION VALUE								HX HB		50,000		
BASE TAXABLE VALUE								305,122				
TOTAL JUST VALUE								355,122				
NCON VALUE								300,122				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								55,000				