



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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,043	100	2,043	223,484
FGR	448	55	246	26,910
FOP	36	30	11	1,203
FSP	216	40	86	9,408
FST	15	55	8	875
TOTALS	2,758		2,394	261,880

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	694.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	220.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,394	115.1500	109.39	261,880	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2043 HX Base Yr 2024											

65977 EDGEWATER DR, YULEE											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		261,880	
TOTAL MARKET OB/XF VALUE		11,851	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		328,731	
SOH/AGL Deduction		27,756	
ASSESSED VALUE		300,975	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		250,975	
TOTAL JUST VALUE		328,731	
NCON VALUE		273,731	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013403	CO ISSUED	0	03/01/2023
22001391	NEW CONSTR	338,487	01/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/135	5/12/2023	SW	Q	I	01	380,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MAYNARD SHAWN D & J						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=60,0] E16 S48 W7 N2 W5 S3 W9 S9 W6 S6 S5 W3 S1 W7 N1 W3 N60 E24 N9 \$											
FGR=[YR=2023;ORIG=76,48] S22 W21 N6 N6 N9 E9 E5 N1 E7 \$											
FSP=[YR=2023;ORIG=60,9] W24 N9 E24 S9 \$											
FOP=[YR=2023;ORIG=49,58] E6 S6 W6 N6 \$											
FST=[YR=2023;ORIG=69,49] N1 N2 W5 S3 E5 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	UT	

TOTAL OB/XF											
11,851											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	UT	