

LOT 111
RIVER GLEN PH 5A OR 2510/1956

MCMILLEN SHANNON MARIE & NICHOLAS
66009 EDGEWATER DR
YULEE, FL 32097

2024

13-2N-26-1832-0111-0000



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	Q	% COND
1	0810	CONCRETE A	0 100	0	0	1,078.00	SF	6.50	6.50	100	2023	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	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00

REVIEW DATE 06/22/2023 BY KW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,494	108.9600	103.51	258,154	2023	2023	0	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024												
Heated Area: 2132												
HX Base Yr 2024												

23

16

8

FOP 2023

16

54

BAS 2023

60

28

14

19

FGR 2023

11

5

FOP 2023

11

28

66009 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					258,154				
TOTAL MARKET OB/XF VALUE					7,007				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					320,161				
SOH/AGL Deduction					116,997				
ASSESSED VALUE					203,164				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					153,164				
TOTAL JUST VALUE					320,161				
NCON VALUE					265,161				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					55,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000140	CO ISSUED	0	03/01/2023
22001258	NEW CONSTR	357,355	01/21/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2633/1193	4/24/2023	SW	Q	I	01	388,000	

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MCMILLEN SHANNON MA

BUILDING DIMENSIONS														
FOP=[YR=2023] W16 BAS=[YR=2023] W23 S54 FGR=[YR=2023] S20 E28 N1 FOP=[YR=2023] E11 N5 W11 S5\$ N19 W28\$ E28 S14 E11 N60 W16 N8\$ S8 E16 N8\$.														

BUILDING NOTES														

TOTAL OB/XF														
7,007														

Market: 0 Agricultural: 0 Common: 55,000

PRINTED 08/06/2024 BY SYS