

REED ERIC FRANK ET AL/CANNAROZZI DEBRA CORRELL
66033 EDGEWATER DR
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		31	HARDIE BRD 100		0100	01	2,507	108.9600	103.51	259,500	2023	2023		0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 2132					HX Base Yr 2024					Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										259,500									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										7,553									
Interior Floo		11	CLAY TILE 50												TOTAL LAND VALUE - MARKET										55,000									
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE										322,053									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										0									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										322,053									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			2 100												BASE TAXABLE VALUE										272,053									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										322,053									
Stories		1.	1. 100												NCON VALUE										267,053									
Units		0	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										55,000																			
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					66033 EDGEWATER DR, YULEE										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	OB/XF MKT VALUE	NOTES																			
1	0810	CONCRETE A	0 100	0 0	1,162.00	SF	6.50	6.50	100	2023	2023		100	7,553																				
LAND DESCRIPTION					TOTAL OB/XF										7,553																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																	
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