LOT 132
RIVER GLEN PH 5A OR 2510/1956

CARSILLO NICOLETTE JULIANNE/DUPOUX DION
66060 EDGEWATER DR
YULEE, FL 32097

2024

13-2N-26-1832-0132-0000

BUILDING CHARACTERISTICS

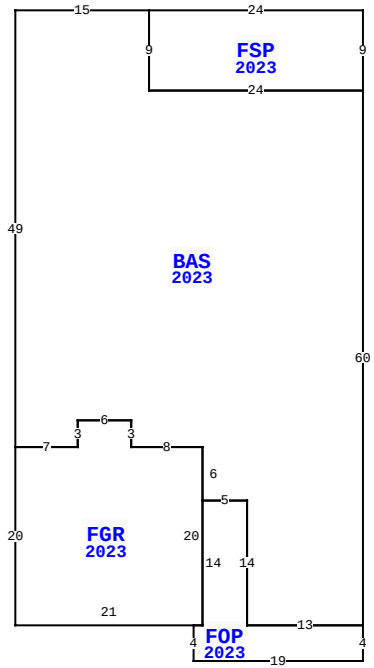
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,967	100	1,967	204,194
FGR	438	55	241	25,018
FOP	146	30	44	4,568
FSP	216	40	86	8,928
TOTALS	2,767		2,338	242,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,338	109.2700	103.81	242,708	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1967 HX Base Yr 2024



66060 EDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,708
TOTAL MARKET OB/XF VALUE		37,156
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		334,864
SOH/AGL Deduction		0
ASSESSED VALUE		334,864
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		284,864
TOTAL JUST VALUE		334,864
NCON VALUE		279,864
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002026	CO ISSUED	0	02/15/2023
22001097	NEW CONSTR	332,186	01/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/0888	3/31/2023	SW	Q	I	01	353,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: CARSILLO NICOLETTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E15 S9 E24 S60 W13 N14 W5 N6 W8 N3 W6 S3 W7 N49 $
FOP=[YR=2023;ORIG=30,79] E1 N14 E5 S14 E13 S4 W19 N4 $
FGR=[YR=2023;ORIG=10,59] E7 N3 E6 S3 E8 S20 W21 N20 $
FSP=[YR=2023;ORIG=25,10] E24 S9 W24 N9 $
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EXTRA FEATURES

LN	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	712.00	SF	6.50	6.50	100	2023	2023		100	4,628	
2	0476	VF 6 SBPL	0	100	0	0	904.00	LF	32.00	32.00	100	2023	2023		100	28,928	
3	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	100	2023	2023		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 37,156

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/22/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS