

LOT 146
RIVER GLEN PH 5A OR 2510/1956

VERA-INGLES BRYAN DAVID/MADRAZO ADRIANA CAROLINA
65878 EDGEWATER DR
YULEE, FL 32097

2024

13-2N-26-1832-0146-0000



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	PAGE 1 of 1									
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 SUMMARY									
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024												Heated Area: 2132									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2024									
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																				
FSP	128	40	51	5,279																				
TOTALS			2,875	2,507	259,500																			
EXTRA FEATURES			65878 EDGEWATER DR, YULEE																					
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	1,130.00	SF	6.50	6.50	100	2023	2023		100	7,345								
2	0462	ST/AL FNC	0	100	0	0	170.00	SF	10.00	10.00	100	2023	2023		100	1,700								
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	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																								