



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		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	2023	1,967	220,717
FGR	438	55	2023	241	27,043
FOP	146	30	2023	44	4,937
FSP	216	40	2023	86	9,650
TOTALS	2,767			2,338	262,347

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	112.2100	112.21	262,347	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 1967 HX Base Yr 2024											
65846 EDGEWATER DR, YULEE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	762.00	SF	5.20	5.20	100	2024

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2023		100	3,962	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		262,347	
TOTAL MARKET OB/XF VALUE		3,962	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		321,309	
SOH/AGL Deduction		4,178	
ASSESSED VALUE		317,131	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		266,409	
TOTAL JUST VALUE		321,309	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,193	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300600	CO		07/12/2023
B2300600	NEW CONSTR	371,582	01/17/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2655/1325	7/20/2023	SW	Q	I	01	349,700	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: DUTSCHECK PETER J							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=49,10] W15 S9 W24 S60 E13 N14 E5 N6 E8 N3 E6 S3 E7 N49 \$											
FGR=[YR=2023;ORIG=49,59] W7 N3 W6 S3 W8 S20 E21 N20 \$											
FSP=[YR=2023;ORIG=34,10] W24 S9 E24 N9 \$											
FOP=[YR=2023;ORIG=29,79] W1 N14 W5 S14 W13 S4 E19 N4 \$											

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

TOTAL OB/XF											
TOT DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
1.00	1.00	1.00	55,000.00	55,000.00	55,000						