

EDWARDS JORDAN EVERETTE & KAELYN L
65838 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0035-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 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

4 100

Bathrooms

3 100

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

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,036

100

2022

2,036

234,445

FGR

463

55

2022

255

29,363

FOP

36

30

2022

11

1,267

FOP

216

30

2022

65

7,485

FST

15

55

2022

8

921

MARKET ADJUSTMENTS

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,375

115.1500

115.15

273,481

2023

2023

0

0

0.00

100.00

1 SINGLE FAM - 0% - 2024

Heated Area: 2036

HX Base Yr

24

16

9

24

48

60

9

9

5

7

15

22

21

6

5

13

6

9

2022

2022

2022

2022

2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/12/2023

MLU

EXTRA FEATURES

65838 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

0811

CONCRETE B

1 0

0 0

678.00

SF

5.20

5.20

100

2024

2023

100

3,526

LAND DESCRIPTION

TOTAL OB/XF

3,526

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

000100

C

RES

0

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

08/10/2023

BY

KW

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

273,481

TOTAL MARKET OB/XF VALUE

3,526

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

332,007

SOH/AGL Deduction

0

ASSESSED VALUE

332,007

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

332,007

TOTAL JUST VALUE

332,007

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

318,327

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / I

RSN CD

SALE PRICE

2663/1867

8/24/2023

SW Q

I

01

372,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: EDWARDS JORDAN EVER

BUILDING NOTES

BAS=[YR=2022;ORIG=0,0] W16 S9 W24 S60 E13 N5 N6 E6 N9 E9 N3 E5 S2 E7 N48 \$
FGR=[YR=2022;ORIG=-21,64] S6 E21 N22 W7 N2 W5 S3 W9 S15 \$
FOP=[YR=2022;ORIG=-16,0] W24 S9 E24 N9 \$
FOP=[YR=2022;ORIG=-27,64] E6 N6 W6 S6 \$
FST=[YR=2022;ORIG=-7,48] S1 W5 N3 E5 S2 \$
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