LOT 45
RIVER GLEN PHASE 5B OR 2574/93

SINK ANDREW & JESSICA JEAN
65752 EDGWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0045-0000

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 100
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

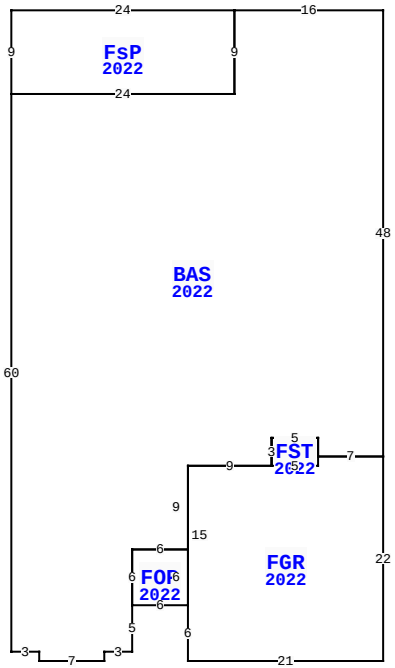
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2022	2,043	248,265
FGR	463	55	2022	255	30,988
FOP	36	30	2022	11	1,337
FsP	216	40	2022	86	10,451
FST	15	55	2022	8	972
TOTALS	2,773			2,403	292,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,403	121.5200	121.52	292,013	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2043 HX Base Yr 2024



65752 EDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,013
TOTAL MARKET OB/XF VALUE		3,671
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		350,684
SOH/AGL Deduction		4,865
ASSESSED VALUE		345,819
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		295,097
TOTAL JUST VALUE		350,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2303815	CO		08/23/2023
23003815	NEW CONSTR	381,290	03/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/481	9/27/2023	SW	Q	I	01	395,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: SINK ANDREW & JESSI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W16 S9 W24 S60 E3 S1 E7 N1 E3 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 $
FsP=[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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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	0811	CONCRETE B	0	100	0	0	706.00	SF	5.20	5.20	100	2024	2023		100	3,671	

LAND DESCRIPTION

TOTAL OB/XF 3,671

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/18/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS