

LOT 50
RIVER GLEN PHASE 5B OR 2574/93

SMITH NANCY K
65712 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0050-0000



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	2,039	113.1900	113.19	230,794	2023	2023	0	0	0	0.00	100.00	4																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024														Heated Area: 1709																			
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2024																																	
Interior Wall	05	DRYWALL 100															VALUATION BY										STANDARD									
Interior Floo	11	CLAY TILE 50															Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 50															BUILDING MARKET VALUE										230,794									
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE										3,827									
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET										55,000									
Bedrooms		3 100															TOTAL MARKET VALUE										289,621									
Bathrooms		2 100															SOH/AGL Deduction										3,476									
Frame	02	WOOD FRAME 100															ASSESSED VALUE										286,145									
Stories	1.	1. 100															TOTAL EXEMPTION VALUE										HX HB 50,722									
Units		0 100															BASE TAXABLE VALUE										235,423									
Occupancy	00	NONE 100	TOTAL JUST VALUE										289,621																							
Quality			03	Quality Level 03		NCON VALUE										0																				
DOR CODE			0100	SINGLE FAMILY		INCOME VALUE																														
MAP NUM				MKT AREA		PREVIOUS YEAR MKT VALUE										278,081																				
NEIGHBORHOOD/LOC			5009.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,709	100	2023	1,709	193,442																															
FGR	430	55	2023	236	26,713																															
FOP	121	30	2023	36	4,075																															
FSP	132	40	2023	53	5,999																															
FST	9	55	2023	5	566																															
TOTALS			2,401			2,039	230,794																													
EXTRA FEATURES						65712 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	0	100	0	0	736.00	SF	5.20	5.20	100	2024	2023		100	3,827																				