LOT 62
RIVER GLEN PHASE 5B OR 2574/93

**BELLAMY CARLA CHIMEKA & CHAN J**
65616 EDGEWATER DR
YULEE, FL 32097

**2025**

**13-2N-26-1832-0062-0000**

## NASSAU COUNTY PROPERTY



### 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 | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

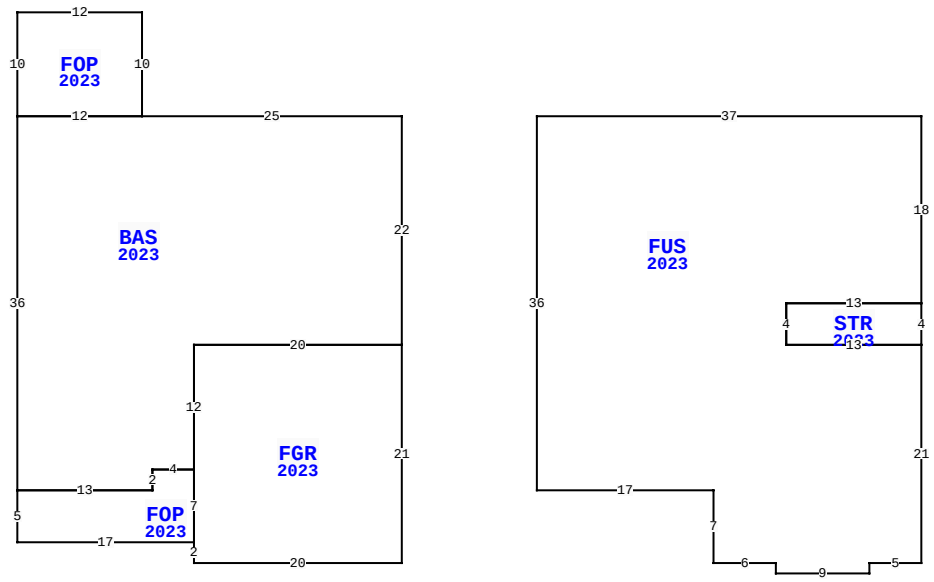
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,044 | 100 | 2023 | 1,044 | 117,763 |
| FGR | 420 | 55 | 2023 | 231 | 26,057 |
| FOP | 93 | 30 | 2023 | 28 | 3,158 |
| FOP | 120 | 30 | 2023 | 36 | 4,061 |
| FUS | 1,429 | 100 | 2023 | 1,429 | 161,191 |
| STR | 52 | 10 | 2023 | 5 | 564 |
| TOTALS | 3,158 | | | 2,773 | 312,794 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,773 | 112.8000 | 112.80 | 312,794 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2473 HX Base Yr 2024




65616 EDGEWATER DR, YULEE

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 312,794 |
| TOTAL MARKET OB/XF VALUE | | 14,091 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 381,885 |
| SOH/AGL Deduction | | 4,860 |
| ASSESSED VALUE | | 377,025 |
| TOTAL EXEMPTION VALUE | HX HB AM | 138,984 |
| BASE TAXABLE VALUE | | 238,041 |
| TOTAL JUST VALUE | | 381,885 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 366,399 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2302590 | CO | | 08/22/2023 |
| B2302590 | NEW CONSTR | 451,455 | 02/27/2023 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2665/172 | 8/30/2023 | SW | Q | I | 01 | 435,000 |

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: BELLAMY CARLA CHIME

### BUILDING NOTES

### BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=97,0] W37 S36 E17 S7 E6 S1 E9 N1 E5 N21 W13 N4 E13 N18 $
BAS=[YR=2023;ORIG=47,0] W25 W12 S36 E13 N2 E4 N12 E20 N22 $
FGR=[YR=2023;ORIG=27,22] E20 S21 W20 N2 N7 N12 $
FOP=[YR=2023;ORIG=10,0] E12 N10 W12 S10 $
FOP=[YR=2023;ORIG=10,36] S5 E17 N7 W4 S2 W13 $
STR=[YR=2023;ORIG=97,18] W13 S4 E13 N4 $
.

### 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 | 720.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 3,744 | |
| 2 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 99 | 594 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 150.00 | LF | 32.00 | 32.00 | 100 | 2024 | 2023 | | 99 | 4,752 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 480.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 98 | 4,704 | |
| 5 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 99 | 297 | |

### LAND DESCRIPTION

TOTAL OB/XF 14,091

| 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 | 000134 | C | RES POND | 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 10/10/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS