LOT 67
RIVER GLEN PHASE 5B OR 2574/93

SAVLUK TYLER
65669 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0067-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

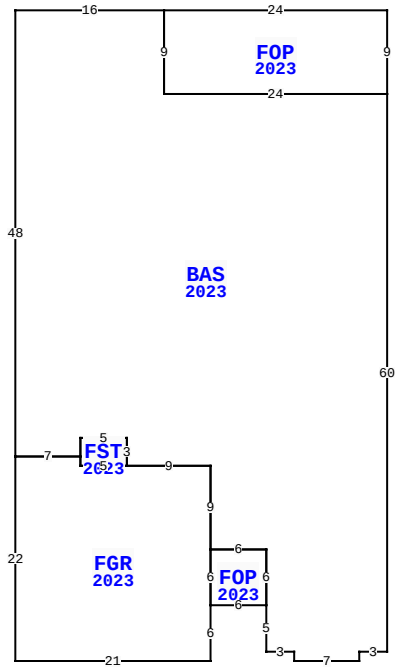
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2023	2,043	235,251
FGR	448	55	2023	246	28,327
FOP	36	30	2023	11	1,267
FOP	216	30	2023	65	7,485
FST	15	55	2023	8	921
TOTALS	2,758			2,373	273,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	115.1500	115.15	273,251	2023	2023	0	0	0	0.00	100.00

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



65669 EDGEWATER DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,251
TOTAL MARKET OB/XF VALUE		3,687
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		331,938
SOH/AGL Deduction		4,439
ASSESSED VALUE		327,499
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,777
TOTAL JUST VALUE		331,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-03751	CO		09/29/2023
23003751	NEW CONSTR	381,290	03/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2772/1673	3/10/2025	WD	Q	I	02	405,000
GRANTOR: ADAMS JASON & KRYSTAL						
GRANTEE: SAVLUK TYLER						
2681/1253	11/20/2023	SW	Q	I	01	378,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ADAMS JASON & KRYST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=52,0] W16 S48 E7 N2 E5 S3 E9 S9 E6 S6 S5 E3 S1 E7 N1 E3 N60 W24 N9 $
FGR=[YR=2023;ORIG=36,48] S22 E21 N6 N6 N9 W9 W5 N1 W7 $
FOP=[YR=2023;ORIG=52,9] E24 N9 W24 S9 $
FOP=[YR=2023;ORIG=63,58] W6 S6 E6 N6 $
FST=[YR=2023;ORIG=43,49] N1 N2 E5 S3 W5 $
.

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	709.00	SF	5.20	5.20	100	2024	2023		100	3,687	

LAND DESCRIPTION

TOTAL OB/XF 3,687

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 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