LOT 69
RIVER GLEN PHASE 5B OR 2574/93

GILLANE WILLIAM M & SONYA
65685 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0069-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

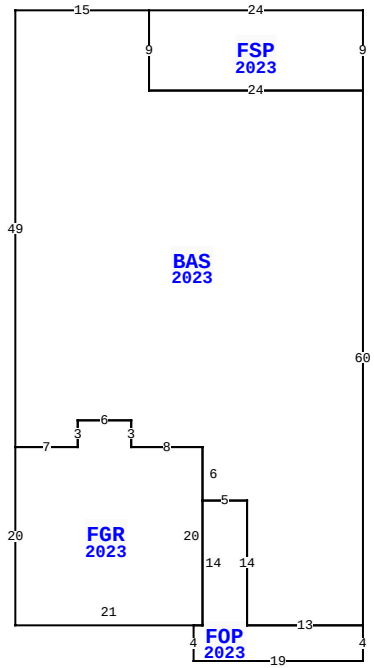
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	2023	1,967	220,717
FGR	438	55	2023	241	27,043
FOP	146	30	2023	44	4,937
FSP	216	40	2023	86	9,650
TOTALS	2,767			2,338	262,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,338	112.2100	112.21	262,347	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1967 HX Base Yr 2024



65685 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		262,347
TOTAL MARKET OB/XF VALUE		3,910
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		321,257
SOH/AGL Deduction		4,180
ASSESSED VALUE		317,077
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,355
TOTAL JUST VALUE		321,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302385	CO		08/21/2023
B2302385	NEW CONSTR	374,144	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/17	8/31/2023	SW	Q	I	01	367,100

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: GILLANE WILLIAM M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E15 S9 E24 S60 W13 N14 W5 N6 W8 N3 W6 S3 W7 N49 $
FOP=[YR=2023;ORIG=30,79] E1 N14 E5 S14 E13 S4 W19 N4 $
FGR=[YR=2023;ORIG=10,59] E7 N3 E6 S3 E8 S20 W21 N20 $
FSP=[YR=2023;ORIG=25,10] E24 S9 W24 N9 $
.

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	752.00	SF	5.20	5.20	100	2024	2023		100	3,910	

LAND DESCRIPTION

TOTAL OB/XF 3,910

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