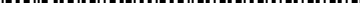


ATKINSON JAMES TERRY & CYNTHIA LANFORD
65789 EDGEWATER DR
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall31HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories1.1. 100

Units0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5009.00

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEADJMARKET
AREAAREABASEAREAValue

BAS1,81210020231,812205,100

FGR42055202323126,147

FOP253020238906

FSP120402023485,433

TOTALS2,3772,099237,586

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100012,099113.1900113.19237,58620232023000.00100.00

1 SINGLE FAM - 100% - 2024Heated Area: 1812HX Base Yr 2024

121010FSP2023

121215BAS2023

2021145FGR2023

55FOP2023

2113

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE237,586

TOTAL MARKET OB/XF VALUE3,661

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE296,247

SOH/AGL Deduction3,634

ASSESSED VALUE292,613

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE241,891

TOTAL JUST VALUE296,247

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE284,366

SALES DATA

OFF RECORDTypeQU / V / RSN SALE
NumberINSTU I CDPRICE

2680/126211/17/2023SWQI01344,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE: ATKINSON JAMES TERR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=39,0] W15 W12 W12 S38 E21 S14 E5 S5 S1 E13 N58 \$
FGR=[YR=2023;ORIG=0,38] S20 E21 N1 N5 N14 W21 \$
FSP=[YR=2023;ORIG=24,0] W12 N10 E12 S10 \$
FOP=[YR=2023;ORIG=26,52] W5 S5 E5 N5 \$
.

EXTRA FEATURES

65789 EDGEWATER DR, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/12/2023MLU

LNOBXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000704.00SF5.205.20100202420231003,661

LAND DESCRIPTION

TOTAL OB/XF3,661

LNUSECODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000134CRES POND100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE12/14/2023BYKWTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 07/30/2025 BY SYS