LOT 92
RIVER GLEN PHASE 5B OR 2574/93

NOLBERTO KAMALLEY S & CALINA M
65819 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0092-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

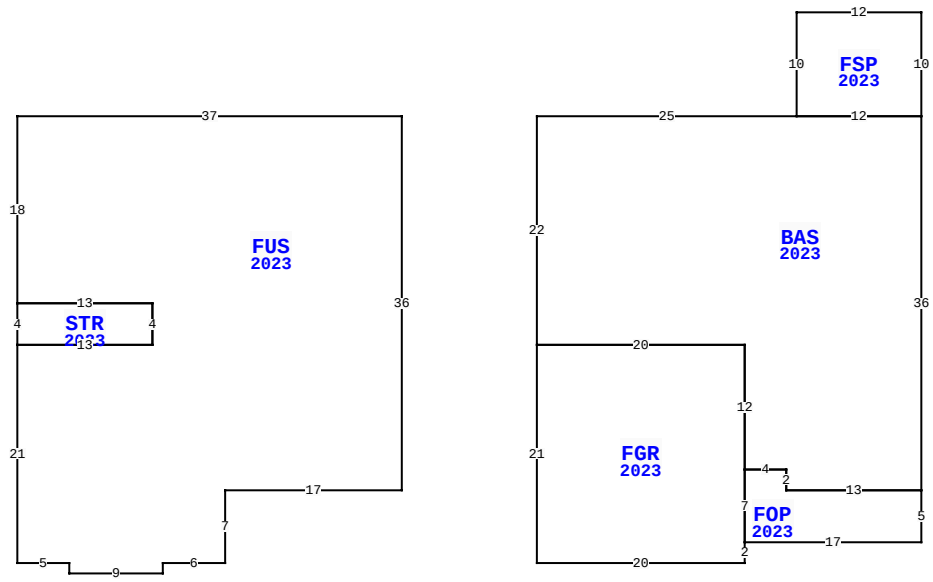
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	2023	1,044	116,458
FGR	420	55	2023	231	25,768
FOP	93	30	2023	28	3,123
FSP	120	40	2023	48	5,354
FUS	1,429	100	2023	1,429	159,405
STR	52	10	2023	5	558
TOTALS	3,158			2,785	310,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,785	111.5520	111.55	310,667	2023	2023	0	0	0	0.00	100.00

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



65819 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		310,667
TOTAL MARKET OB/XF VALUE		3,910
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		369,577
SOH/AGL Deduction		5,274
ASSESSED VALUE		364,303
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,581
TOTAL JUST VALUE		369,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300621	CO		07/14/2023
B2300621	NEW CONSTR	448,240	01/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1254	8/23/2023	SW	Q	I	01	432,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: NOLBERTO KAMALLEY S

BUILDING NOTES

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	

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=10,0] E37 S36 W17 S7 W6 S1 W9 N1 W5 N21 E13 N4 W13 N18 $
BAS=[YR=2023;ORIG=60,0] E25 E12 S36 W13 N2 W4 N12 W20 N22 $
FGR=[YR=2023;ORIG=80,22] W20 S21 E20 N2 N7 N12 $
FSP=[YR=2023;ORIG=97,0] W12 N10 E12 S10 $
FOP=[YR=2023;ORIG=97,36] S5 W17 N7 E4 S2 E13 $
STR=[YR=2023;ORIG=10,18] E13 S4 W13 N4 $
.

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	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 08/18/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS