LOT 95
RIVER GLEN PHASE 5B OR 2574/93

MAYMI KEANU
65841 EDGWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0095-0000

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

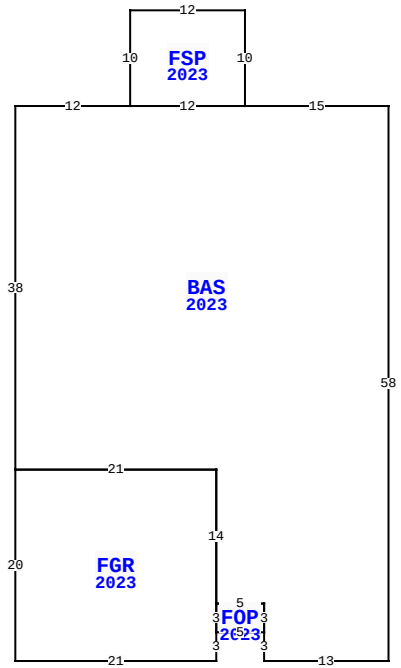
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	2023	1,812	205,100
FGR	420	55	2023	231	26,147
FOP	15	30	2023	4	453
FSP	120	40	2023	48	5,433
TOTALS	2,367			2,095	237,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,095	113.1900	113.19	237,133	2023	2023	0	0	0	0.00	100.00

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



65841 EDGWATER 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		237,133
TOTAL MARKET OB/XF VALUE		10,879
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		303,012
SOH/AGL Deduction		3,310
ASSESSED VALUE		299,702
TOTAL EXEMPTION VALUE	13	299,702
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		303,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300729	CO		07/14/2023
B2300729	NEW CONSTR	331,086	01/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/508	7/27/2023	SW	Q	I	01	332,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MAYMI KEANU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=39,0] W15 W12 W12 S38 E21 S14 E5 S3 S3 E13 N58 $
FGR=[YR=2023;ORIG=0,38] S20 E21 N3 N3 N14 W21 $
FSP=[YR=2023;ORIG=24,0] W12 N10 E12 S10 $
FOP=[YR=2023;ORIG=26,52] W5 S3 E5 N3 $
.

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	704.00	SF	5.20	5.20	100	2024	2023		100	3,661	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2024	2023		99	3,802	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	
5	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2024	2023		98	2,822	

LAND DESCRIPTION

TOTAL OB/XF 10,879

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