LOT 97
RIVER GLEN PHASE 5B OR 2574/93

COGAN TIMOTHY J & CYNTHIA EVERETT
65857 EDGEWATER DR
YULEE, FL 32097

**2025**

**13-2N-26-1832-0097-0000**

## 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 | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

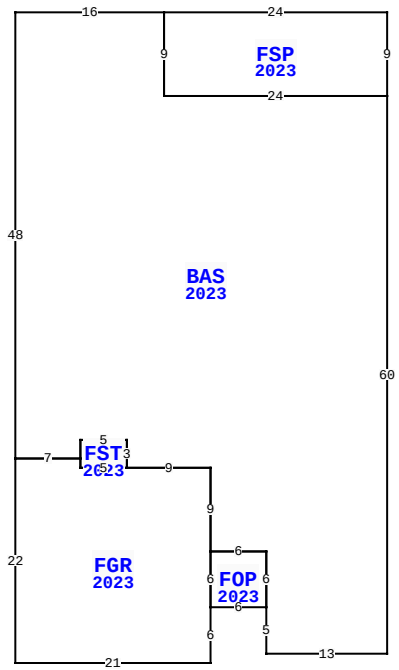
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,036 | 100 | 2023 | 2,036 | 234,445 |
| FGR | 448 | 55 | 2023 | 246 | 28,327 |
| FOP | 36 | 30 | 2023 | 11 | 1,267 |
| FSP | 216 | 40 | 2023 | 86 | 9,903 |
| FST | 15 | 55 | 2023 | 8 | 921 |
| TOTALS | 2,751 | | | 2,387 | 274,863 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,387 | 115.1500 | 115.15 | 274,863 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2036 HX Base Yr 2024




65857 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 | | 274,863 |
| TOTAL MARKET OB/XF VALUE | | 11,495 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 341,358 |
| SOH/AGL Deduction | | 86,888 |
| ASSESSED VALUE | | 254,470 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 198,748 |
| TOTAL JUST VALUE | | 341,358 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 327,720 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23-02395 | CO | | 09/26/2023 |
| B2302395 | NEW CONSTR | 378,565 | 02/22/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2671/1106 | 9/29/2023 | SW | Q | I | 01 | 382,400 |

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: COGAN TIMOTHY J & C

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=52,0] W16 S48 E7 N2 E5 S3 E9 S9 E6 S6 S5 E13 N60 W24 N9 $
FGR=[YR=2023;ORIG=36,48] S22 E21 N6 N6 N9 W9 W5 N1 W7 $
FSP=[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 | 732.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 3,806 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 120.00 | LF | 32.00 | 32.00 | 100 | 2024 | 2023 | | 99 | 3,802 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 99 | 297 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 84 | 0 | 336.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 98 | 3,293 | |
| 5 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 99 | 297 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,495

| 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