LOT 100
RIVER GLEN PH 5A OR 2510/1956

BOWEN CRYSTAL/PARRISH PHILLIP II
65881 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0100-0000

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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

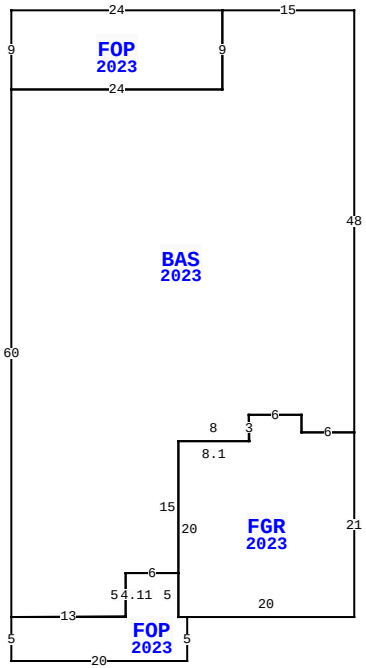
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100	2023	2,021	232,718
FGR	424	55	2023	233	26,830
FOP	131	30	2023	39	4,491
FOP	216	30	2023	65	7,485
TOTALS	2,792			2,358	271,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	115.1500	115.15	271,524	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2021 HX Base Yr 2024



65881 EDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,524
TOTAL MARKET OB/XF VALUE		5,220
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		331,744
SOH/AGL Deduction		4,355
ASSESSED VALUE		327,389
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,667
TOTAL JUST VALUE		331,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013402	CO ISSUED	0	03/01/2023
22001087	NEW CONSTR	337,662	01/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/418	4/20/2023	SW	Q	I	01	358,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: BOWEN CRYSTAL ET AL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,19] E24 N9 E15 S48 W6 N2 W6 S3 W8 S15 W6 S5 W13 N60 $
FGR=[YR=2023;ORIG=49,59] D0R8.1 U3L0.1 E6 S2 E6 S21 W20 N20 $
FOP=[YR=2023;ORIG=30,10] E24 S9 W24 N9 $
FOP=[YR=2023;ORIG=30,79] U0.1R13 U4.11L0 E6 S5 E1 S5 W20 N5 $
.

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	0810	CONCRETE A	0	100	0	0	803.00	SF	6.50	6.50	100	2023	2023		100	5,220	

TOTAL OB/XF 5,220

LAND DESCRIPTION

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	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/22/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS