LOT 102
RIVER GLEN PH 5A OR 2510/1956

BRITO ROSA A & JAVIER
65897 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0102-0000

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 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

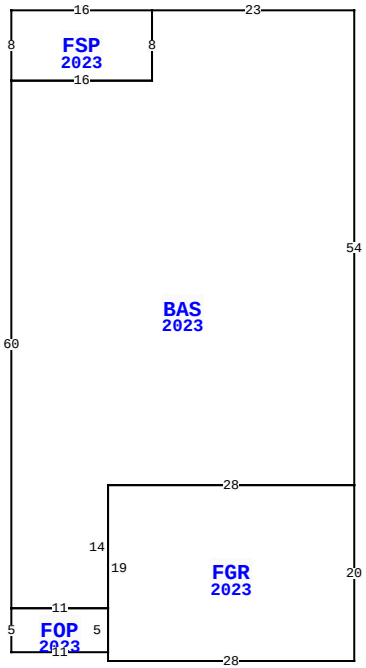
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2023	2,132	245,606
FGR	560	55	2023	308	35,482
FOP	55	30	2023	16	1,843
FSP	128	40	2023	51	5,875
TOTALS	2,875			2,507	288,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	115.2000	115.20	288,806	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2132 HX Base Yr 2024



65897 EDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,806
TOTAL MARKET OB/XF VALUE		7,514
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		351,320
SOH/AGL Deduction		182,719
ASSESSED VALUE		168,601
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,879
TOTAL JUST VALUE		351,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2201174	CO		04/04/2023
22001174	NEW CONSTR	357,355	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2644/476	5/26/2023	SW	Q	I	01	379,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: BRITO ROSA A & JAVI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-23,0] E23 S54 W28 S14 W11 N60 E16 N8 $
FGR=[YR=2023;ORIG=0,54] S20 W28 N1 N19 E28 $
FSP=[YR=2023;ORIG=-39,0] E16 S8 W16 N8 $
FOP=[YR=2023;ORIG=-28,73] W11 N5 E11 S5 $
.

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	1,156.00	SF	6.50	6.50	100	2023	2023		100	7,514	

LAND DESCRIPTION

TOTAL OB/XF 7,514

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