



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	2,043	100	2023	2,043	235,251
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	2,758			2,394	275,669
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	694.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	220.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,394	115.1500	115.15	275,669	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025 Heated Area: 2043 HX Base Yr 2025											

65977 EDGEWATER DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
11,778											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	UT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		275,669	
TOTAL MARKET OB/XF VALUE		11,778	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		342,447	
SOH/AGL Deduction		0	
ASSESSED VALUE		342,447	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		291,725	
TOTAL JUST VALUE		342,447	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013403	CO ISSUED	0	03/01/2023
22001391	NEW CONSTR	338,487	01/24/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2737/673	8/29/2024	WD Q	Q	I	01
GRANTOR: MAYNARD SHAWN D & JEN					
GRANTEE: ALDERMAN KENNETH S					
2639/135	5/12/2023	SW Q	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: MAYNARD SHAWN D & J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=60,0] E16 S48 W7 N2 W5 S3 W9 S9 W6 S6 S5 W3 S1 W7 N1 W3 N60 E24 N9 \$									
FGR=[YR=2023;ORIG=76,48] S22 W21 N6 N6 N9 E9 E5 N1 E7 \$									
FSP=[YR=2023;ORIG=60,9] W24 N9 E24 S9 \$									
FOP=[YR=2023;ORIG=49,58] E6 S6 W6 N6 \$									
FST=[YR=2023;ORIG=69,49] N1 N2 W5 S3 E5 \$									