LOT 112
RIVER GLEN PH 5A OR 2510/1956

WALTKE ROBERT C & MARIA J A Q
66017 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0112-0000

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

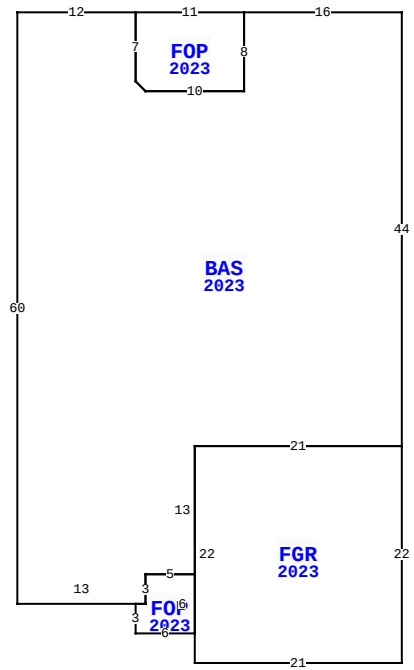
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2023	1,902	215,287
FGR	462	55	2023	254	28,750
FOP	33	30	2023	10	1,132
FOP	88	30	2023	26	2,943
TOTALS	2,485			2,192	248,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	113.1900	113.19	248,112	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1902 HX Base Yr 2024



66017 EDGEWATER DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,112
TOTAL MARKET OB/XF VALUE		4,615
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		307,727
SOH/AGL Deduction		3,842
ASSESSED VALUE		303,885
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,163
TOTAL JUST VALUE		307,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013470	CO ISSUED	0	03/01/2023
22001140	NEW CONSTR	314,532	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0866	4/06/2023	SW	Q	I	01	359,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: WALTKE ROBERT C & M

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	710.00	SF	6.50	6.50	100	2023	2023		100	4,615	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E12 S7 D1R1 E10 N8 E16 S44 W21 S13 W5 S3 W13 N60 $
FGR=[YR=2023;ORIG=28,54] E21 S22 W21 N22 $
FOP=[YR=2023;ORIG=23,67] E5 S6 W6 N3 E1 N3 $
FOP=[YR=2023;ORIG=22,10] E11 S8 W10 U1L1 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,615

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