LOT 114
RIVER GLEN PH 5A OR 2510/1956

JOHNSON RYAN & EMILIE
66033 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0114-0000

BUILDING CHARACTERISTICS

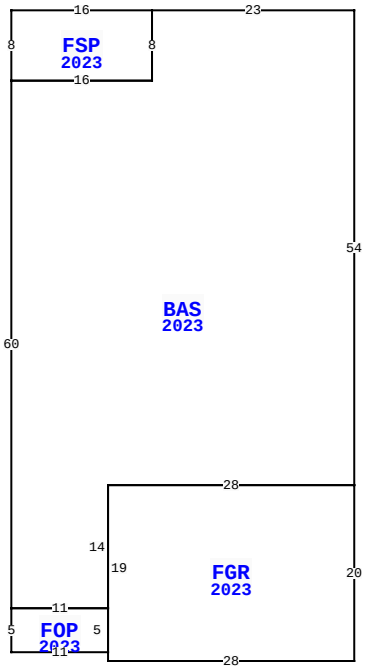
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	232,303
FGR	560	55	2023	308	33,560
FOP	55	30	2023	16	1,743
FSP	128	40	2023	51	5,557
TOTALS	2,875			2,507	273,163

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	108.9600	108.96	273,163	2023	2023	0	0	0	0.00	100.00

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



66033 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		273,163
TOTAL MARKET OB/XF VALUE		7,553
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		335,716
SOH/AGL Deduction		4,323
ASSESSED VALUE		331,393
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,671
TOTAL JUST VALUE		335,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2203481	CO		04/25/2023
22003481	NEW CONSTR	357,355	03/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2790/840	5/22/2025	WD	Q	I	01	405,000
GRANTOR: REED ERIC FRANK ET AL						
GRANTEE: JOHNSON RYAN & EMIL						
2640/1855	5/17/2023	SW	Q	I	02	387,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: REED ERIC FRANK ET						

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 $
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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	1,162.00	SF	6.50	6.50	100	2023	2023		100	7,553	

LAND DESCRIPTION

TOTAL OB/XF 7,553

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