LOT 116
RIVER GLEN PH 5A OR 2510/1956

BRIGHTSHUE WAYNE SYLVESTER IV & DANIELLE
3171 DEHESA RD
EL CAJON, CA 92019

2025

13-2N-26-1832-0116-0000

BUILDING CHARACTERISTICS

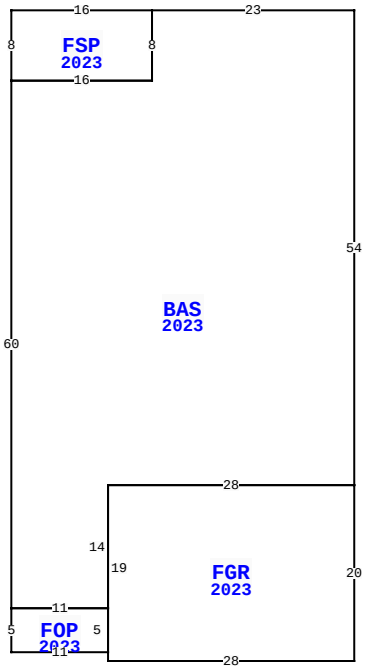
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 – 0% - 2024 Heated Area: 2132 HX Base Yr



66063 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	7,683
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	335,846
SOH/AGL Deduction	0
ASSESSED VALUE	335,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,846
TOTAL JUST VALUE	335,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013420	CO ISSUED	0	03/01/2023
22001189	NEW CONSTR	357,355	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/1760	5/17/2023	SW	Q	I	01	390,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: BRIGHTSHUE WAYNE SY

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	0	0	0	1,182.00	SF	6.50	6.50	100	2023	2023		100	7,683	

LAND DESCRIPTION

TOTAL OB/XF 7,683

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	0		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