LOT 118
RIVER GLEN PH 5A OR 2510/1956

MCKINNEY ZACHARY W & SARAH EMILY
66087 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0118-0000

BUILDING CHARACTERISTICS

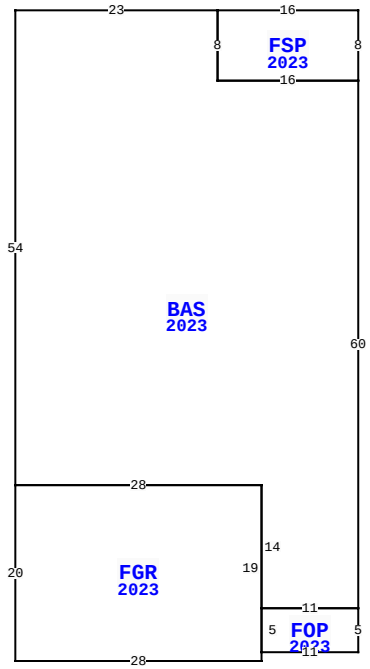
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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



66087 EDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,163
TOTAL MARKET OB/XF VALUE		15,726
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		343,889
SOH/AGL Deduction		3,987
ASSESSED VALUE		339,902
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,180
TOTAL JUST VALUE		343,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013415	CO ISSUED	0	03/01/2023
22001192	NEW CONSTR	357,355	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/0493	3/29/2023	SW	Q	I	01	385,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: MCKINNEY ZACHARY W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-16,0] W23 S54 E28 S14 E11 N60 W16 N8 $
FGR=[YR=2023;ORIG=-39,54] S20 E28 N1 N19 W28 $
FSP=[YR=2023;ORIG=0,0] W16 S8 E16 N8 $
FOP=[YR=2023;ORIG=-11,73] E11 N5 W11 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	1,182.00	SF	6.50	6.50	100	2023	2023		100	7,683	
2	0476	VF 6 SBPL	0	100	0	0	195.00	LF	32.00	32.00	100	2023	2023		99	6,178	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		99	297	
4	0462	ST/AL FNC	0	100	0	0	160.00	SF	10.00	10.00	100	2023	2023		98	1,568	

LAND DESCRIPTION

TOTAL OB/XF 15,726

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