LOT 124
RIVER GLEN PH 5A OR 2510/1956

ANDERSON DEREK
66124 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0124-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

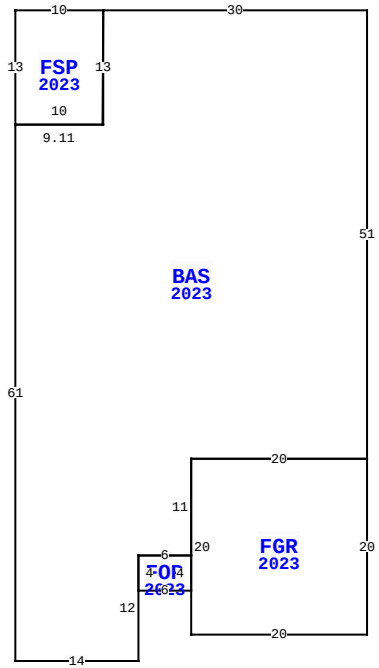
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,299	100	2023	2,299	247,143
FGR	400	55	2023	220	23,650
FOP	24	30	2023	7	753
FSP	130	40	2023	52	5,590
TOTALS	2,853			2,578	277,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,578	107.5000	107.50	277,135	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2299 HX Base Yr 2024



66124 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		277,135
TOTAL MARKET OB/XF VALUE		4,732
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		336,867
SOH/AGL Deduction		4,503
ASSESSED VALUE		332,364
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		276,642
TOTAL JUST VALUE		336,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2201104	CO		04/19/2023
22001104	NEW CONSTR	366,705	01/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1524	4/26/2023	SW	Q	I	01	375,900

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: ANDERSON DEREK

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	728.00	SF	6.50	6.50	100	2023	2023		100	4,732	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] W30 D13L0.1 W9.11 S61 E14 N12 E6 N11 E20 N51 $
FGR=[YR=2023;ORIG=50,61] W20 S20 E20 N20 $
FSP=[YR=2023;ORIG=20,10] W10 S13 E10 N13 $
FOP=[YR=2023;ORIG=30,72] W6 S4 E6 N4 $
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LAND DESCRIPTION

TOTAL OB/XF 4,732

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