LOT 134
RIVER GLEN PH 5A OR 2510/1956

TAYLOR ANDREW WESTON/CAMINO JISIEL DAPAR
1173 PECAN PARK RD 2208
JACKSONVILLE, FL 32218

2025

13-2N-26-1832-0134-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

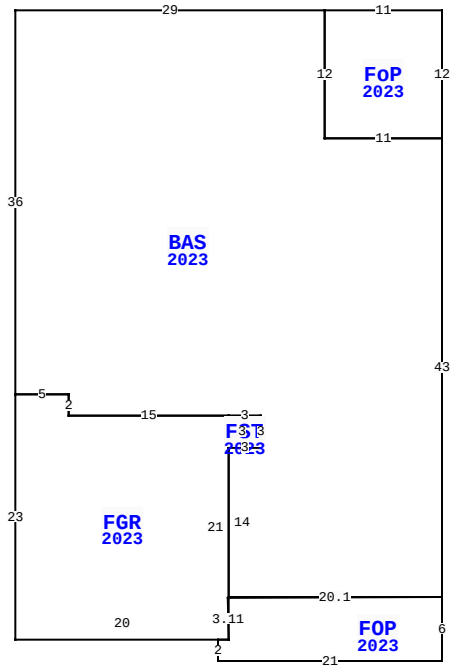
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	2023	1,709	193,442
FGR	430	55	2023	236	26,713
FoP	132	30	2023	40	4,528
FOP	121	30	2023	36	4,075
FST	9	55	2023	5	566
TOTALS	2,401			2,026	229,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,026	113.1900	113.19	229,323	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1709 HX Base Yr



66044 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	229,323
TOTAL MARKET OB/XF VALUE	9,309
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	293,632
SOH/AGL Deduction	0
ASSESSED VALUE	293,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,632
TOTAL JUST VALUE	293,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002333	CO ISSUED	0	01/20/2023
22002333	NEW CONSTR	284,344	02/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2772/1302	3/07/2025	WD	Q	I	01	360,000
GRANTOR: AUDET JOSHUA LEON						
GRANTEE: TAYLOR ANDREW WESTO						
2706/1468	4/08/2024	WD	Q	I	01	345,000
GRANTOR: EMINISOR HUNTER JAMES						
GRANTEE: AUDET JOSHUA LEON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-60,-20] E29 S12 E11 S43 W20 N14 E3 N3 W3 W15 N2 W5 N36 $
FGR=[YR=2023;ORIG=-60,16] E5 S2 E15 S21 W20 N23 $
FoP=[YR=2023;ORIG=-31,-20] E11 S12 W11 N12 $
FOP=[YR=2023;ORIG=-41,39] E1 U3.11L0.1 U0.1R20.1 S6 W21 N2 $
FST=[YR=2023;ORIG=-40,18] E3 S3 W3 N3 $
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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	0	0	0	696.00	SF	6.50	6.50	100	2023	2023		100	4,524	
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2023		99	297	
3	0462	ST/AL FNC	0	0	0	0	264.00	SF	10.00	10.00	100	2023	2023		98	2,587	
4	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	100	2023	2023		99	1,901	

LAND DESCRIPTION

TOTAL OB/XF 9,309

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	000134	C	RES POND	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