LOT 135
RIVER GLEN PH 5A OR 2510/1956

HUNTER SHARON D & CHARLES JR
66036 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0135-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

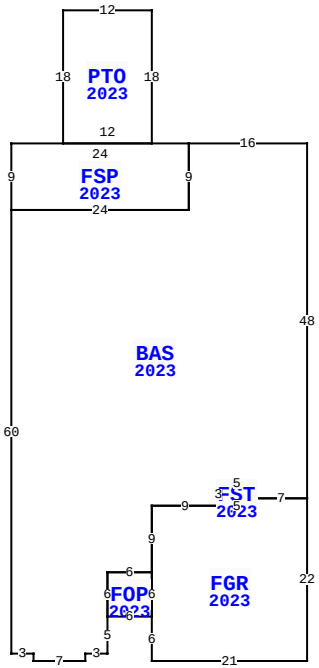
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2023	2,043	235,251
FGR	448	55	2023	246	28,327
FOP	36	30	2023	11	1,267
FSP	216	40	2023	86	9,903
FST	15	55	2023	8	921
PTO	216	5	2023	11	1,267
TOTALS	2,974			2,405	276,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,405	115.1500	115.15	276,936	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2043 HX Base Yr 2024



66036 EDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,936
TOTAL MARKET OB/XF VALUE		10,986
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		342,922
SOH/AGL Deduction		4,203
ASSESSED VALUE		338,719
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		282,997
TOTAL JUST VALUE		342,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003333	CO ISSUED	0	02/02/2023
22003333	NEW CONSTR	338,487	03/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1528	2/08/2023	SW	Q	I	01	361,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: HUNTER SHARON D & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] E16 S48 W7 N2 W5 S3 W9 S9 W6 S6 S5 W3 S1 W7 N1 W3 N60 E24 N9 $
FGR=[YR=2023;ORIG=76,48] S22 W21 N6 N6 N9 E9 E5 N1 E7 $
FSP=[YR=2023;ORIG=60,9] W24 N9 E24 S9 $
FOP=[YR=2023;ORIG=49,58] E6 S6 W6 N6 $
FST=[YR=2023;ORIG=69,49] N1 N2 W5 S3 E5 $
PTO=[YR=2023;ORIG=43,-18] E12 S18 W12 N18 $
.

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	704.00	SF	6.50	6.50	100	2023	2023		100	4,576	
2	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2023	2023		99	2,281	
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	391.00	SF	10.00	10.00	100	2023	2023		98	3,832	

LAND DESCRIPTION

TOTAL OB/XF 10,986

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	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