LOT 138
RIVER GLEN PH 5A OR 2510/1956

ALLGOOD DANIELLE M & RYAN J
66012 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0138-0000

BUILDING CHARACTERISTICS

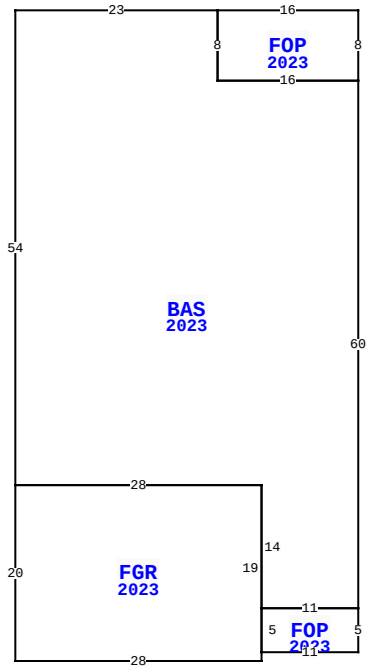
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
FOP	128	30	2023	38	4,140
TOTALS	2,875			2,494	271,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,494	108.9600	108.96	271,746	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2132 HX Base Yr 2025



66012 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		271,746
TOTAL MARKET OB/XF VALUE		9,700
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		336,446
SOH/AGL Deduction		0
ASSESSED VALUE		336,446
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		285,724
TOTAL JUST VALUE		336,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005047	CO ISSUED	0	02/23/2023
22005047	NEW CONSTR	357,355	04/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1360	2/23/2023	SW	Q	I	01	397,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: ALLGOOD DANIELLE M

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2023] W16 BAS=[YR=2023] W23 S54 FGR=[YR=2023] S20 E28 N1 FOP=[YR=2023] E11 N5 W11 S5$ N19 W28$ E28 S14 E11 N60 W16 N8$ S8 E16 N8$.

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	720.00	SF	6.50	6.50	100	2023	2023		100	4,680	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2023	2023		99	1,901	
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	288.00	SF	10.00	10.00	100	2023	2023		98	2,822	

LAND DESCRIPTION

TOTAL OB/XF 9,700

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