LOT 143
RIVER GLEN PH 5A OR 2510/1956

CAMPOS DOMINGO L & VANESSA TORRES
65908 EDGEWATER DR
YULEE, FL 32097

2025

13-2N-26-1832-0143-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

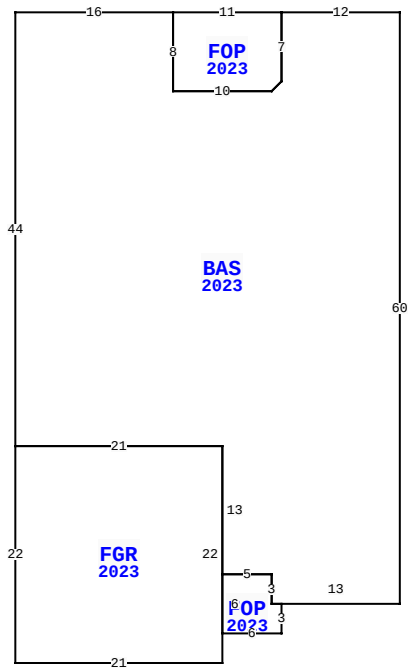
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2023	1,902	204,465
FGR	462	55	2023	254	27,305
FOP	33	30	2023	10	1,075
FOP	88	30	2023	26	2,795
TOTALS	2,485			2,192	235,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	107.5000	107.50	235,640	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1902 HX Base Yr 2024



65908 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		235,640
TOTAL MARKET OB/XF VALUE		9,243
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		299,883
SOH/AGL Deduction		3,389
ASSESSED VALUE		296,494
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		240,772
TOTAL JUST VALUE		299,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002511	CO ISSUED	0	02/24/2023
22001704	NEW CONSTR	314,352	01/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0432	3/03/2023	SW	Q	I	01	331,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: CAMPOS DOMINGO LOME

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=49,10] W12 S7 D1L1 W10 N8 W16 S44 E21 S13 E5 S3 E13 N60 $
FGR=[YR=2023;ORIG=31,54] W21 S22 E21 N22 $
FOP=[YR=2023;ORIG=37,10] W11 S8 E10 U1R1 N7 $
FOP=[YR=2023;ORIG=36,67] W5 S6 E6 N3 W1 N3 $
.

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	694.00	SF	6.50	6.50	100	2023	2023		100	4,511	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		99	297	
3	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2023	2023		99	4,435	

LAND DESCRIPTION

TOTAL OB/XF 9,243

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