LOT 41
RIVER GLEN PHASE 5B OR 2574/93

THOMPSON TATON MYKEL/BRIDGEMAN SYDNEY NICOLE
65784 EDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0041-0000

BUILDING CHARACTERISTICS

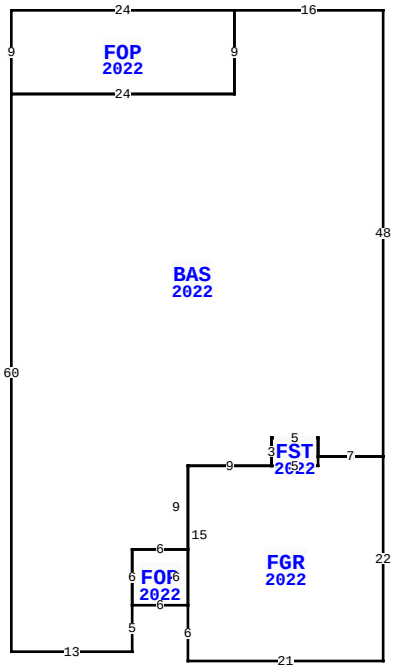
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,036	100	2022	2,036	247,029
FGR	463	55	2022	255	30,940
FOP	36	30	2022	11	1,334
FOP	216	30	2022	65	7,886
FST	15	55	2022	8	971
TOTALS	2,766			2,375	288,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,375	116.1300	121.94	289,608	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2036 HX Base Yr 2024



65784 EDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,160
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		342,160
SOH/AGL Deduction		3,423
ASSESSED VALUE		338,737
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,326
TOTAL JUST VALUE		342,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302761	CO		07/20/2023
23002761	NEW CONSTR	381,290	03/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1017	7/31/2023	SW	Q	I	01	374,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: THOMPSON TATON MYKE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W16 S9 W24 S60 E13 N5 N6 E6 N9 E9 N3 E5 S2 E7 N48 $
FGR=[YR=2022;ORIG=-21,64] S6 E21 N22 W7 N2 W5 S3 W9 S15 $
FOP=[YR=2022;ORIG=-16,0] W24 S9 E24 N9 $
FOP=[YR=2022;ORIG=-27,64] E6 N6 W6 S6 $
FST=[YR=2022;ORIG=-7,48] S1 W5 N3 E5 S2 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 08/10/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS