LOT 47
RIVER GLEN PHASE 5B OR 2574/93

DAVIS ANDREW J
65736 EDGEWATER DRIVE
YULEE, FL 32097

2026

13-2N-26-1832-0047-0000

BUILDING CHARACTERISTICS

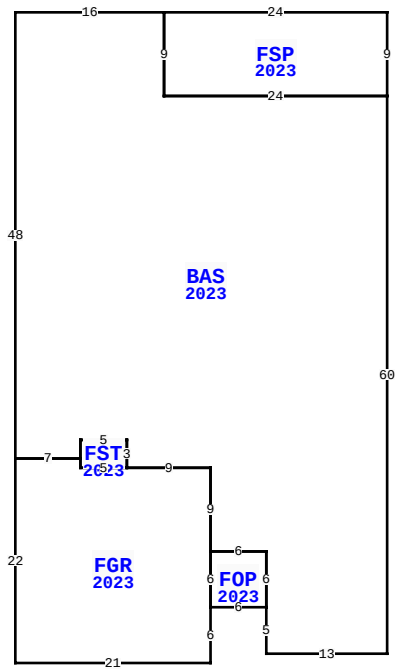
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,036	100	2023	2,036	244,942
FGR	448	55	2023	246	29,595
FOP	36	30	2023	11	1,323
FSP	216	40	2023	86	10,346
FST	15	55	2023	8	962
TOTALS	2,751			2,387	287,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	115.1500	120.91	288,612	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 2036 HX Base Yr 2025



65736 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		287,169
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		341,169
SOH/AGL Deduction		0
ASSESSED VALUE		341,169
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		289,758
TOTAL JUST VALUE		341,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C230883	CO		07/27/2023
B230883	NEW CONSTR	378,656	01/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	8/18/2023	CN	Q	I	01	378,600

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: DAVIS ANDREW J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=52,0] W16 S48 E7 N2 E5 S3 E9 S9 E6 S6 S5 E13 N60 W24 N9 $
FGR=[YR=2023;ORIG=36,48] S22 E21 N6 N6 N9 W9 W5 N1 W7 $
FSP=[YR=2023;ORIG=52,9] E24 N9 W24 S9 $
FOP=[YR=2023;ORIG=63,58] W6 S6 E6 N6 $
FST=[YR=2023;ORIG=43,49] N1 N2 E5 S3 W5 $
.

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 08/18/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS