LOT 50
RIVER GLEN PHASE 5B OR 2574/93

SMITH NANCY K
65712 EDGEWATER DR
YULEE, FL 32097

**2026**

**13-2N-26-1832-0050-0000**

## 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 | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

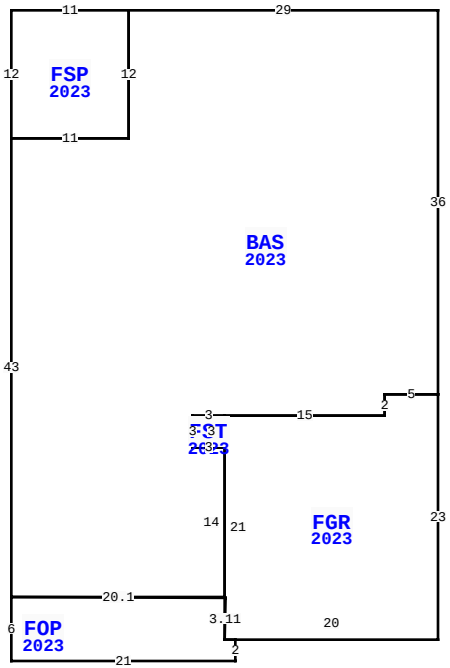
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,709 | 100 | 2023 | 1,709 | 202,099 |
| FGR | 430 | 55 | 2023 | 236 | 27,909 |
| FOP | 121 | 30 | 2023 | 36 | 4,258 |
| FSP | 132 | 40 | 2023 | 53 | 6,268 |
| FST | 9 | 55 | 2023 | 5 | 591 |
| TOTALS | 2,401 | | | 2,039 | 241,123 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,039 | 113.1900 | 118.85 | 242,335 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM 100% - 2024 Heated Area: 1709 HX Base Yr 2024




65712 EDGEWATER DR, YULEE

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 241,123 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 295,123 |
| SOH/AGL Deduction | | 1,252 |
| ASSESSED VALUE | | 293,871 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 242,460 |
| TOTAL JUST VALUE | | 295,123 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 289,621 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2302770 | CO | | 08/08/2023 |
| 23002770 | NEW CONSTR | 321,193 | 03/01/2023 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2663/594 | 8/23/2023 | SW | Q | I | 01 | 340,000 |

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: SMITH NANCY K

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-20,-20] W29 S12 W11 S43 E20 N14 W3 N3 E3 E15 N2 E5 N36 $
FGR=[YR=2023;ORIG=-20,16] W5 S2 W15 S21 E20 N23 $
FSP=[YR=2023;ORIG=-49,-20] W11 S12 E11 N12 $
FOP=[YR=2023;ORIG=-39,39] W1 U3.11R0.1 U0.1L20.1 S6 E21 N2 $
FST=[YR=2023;ORIG=-40,18] W3 S3 E3 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 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 10/06/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS