LOT 65
RIVER GLEN PHASE 5B OR 2574/93

HALL JOSHUA THOMAS & ARIEL SCHWARTZ
65643 EDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0065-0000

BUILDING CHARACTERISTICS

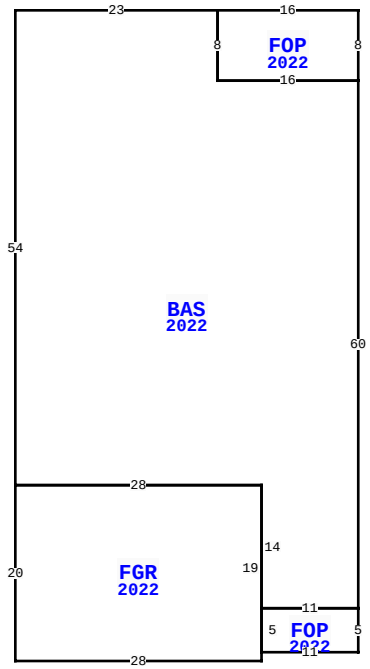
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2022	2,132	242,702
FGR	560	55	2022	308	35,062
FOP	55	30	2022	16	1,822
FOP	128	30	2022	38	4,326
TOTALS	2,875			2,494	283,912

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	114.41	285,339	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2132 HX Base Yr 2024



65643 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		283,912
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		337,912
SOH/AGL Deduction		909
ASSESSED VALUE		337,003
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		285,592
TOTAL JUST VALUE		337,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2303862	CO		08/28/2023
23003862	NEW CONSTR	402,521	03/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2669/1433	9/22/2023	SW	Q	I	01	396,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: HALL JOSHUA THOMAS

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 BAS=[YR=2022] W23 S54 FGR=[YR=2022] S20 E28 N1 FOP=[YR=2022] E11 N5 W11 S5$ N19 W28$ E28 S14 E11 N60 W16 N8$ S8 E16 N8$.

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