LOT 101
RIVER GLEN PH 5A OR 2510/1956

GREENUP SHERMAN ALLEN
65889 EDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0101-0000

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

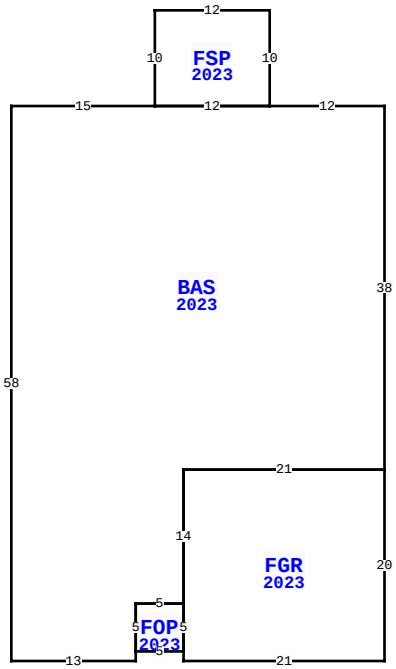
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	2023	1,812	214,279
FGR	420	55	2023	231	27,317
FOP	25	30	2023	8	946
FSP	120	40	2023	48	5,676
TOTALS	2,377			2,099	248,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	113.1900	118.85	249,466	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 1812 HX Base Yr 2025



65889 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		248,219
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		302,219
SOH/AGL Deduction		0
ASSESSED VALUE		302,219
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		250,808
TOTAL JUST VALUE		302,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013445	CO ISSUED	0	03/01/2023
22001106	NEW CONSTR	295,950	01/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2633/990	4/24/2023	SW	Q	I	01	340,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: GREENUP SHERMAN ALL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,0] E15 E12 E12 S38 W21 S14 W5 S5 S1 W13 N58 $
FGR=[YR=2023;ORIG=39,38] S20 W21 N1 N5 N14 E21 $
FSP=[YR=2023;ORIG=15,0] E12 N10 W12 S10 $
FOP=[YR=2023;ORIG=13,52] E5 S5 W5 N5 $
.

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 06/22/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS