LOT 113
RIVER GLEN PH 5A OR 2510/1956

QUEENAN KELSIANNA
66025 EDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0113-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
Quality	03	Quality Level 03

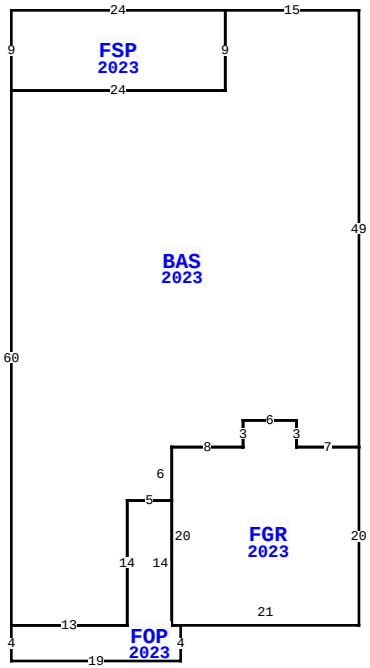
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	2023	1,967	224,546
FGR	438	55	2023	241	27,512
FOP	146	30	2023	44	5,023
FSP	216	40	2023	86	9,818
TOTALS	2,767			2,338	266,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,338	109.2700	114.73	268,239	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2024 Heated Area: 1967 HX Base Yr



66025 EDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	266,898
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	320,898
SOH/AGL Deduction	0
ASSESSED VALUE	320,898
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,898
TOTAL JUST VALUE	320,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002365	CO ISSUED	0	03/01/2023
22004875	NEW CONSTR	332,186	03/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2635/887	4/27/2023	SW	Q	I	01	369,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: QUEENAN KELSIANNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=49,10] W15 S9 W24 S60 E13 N14 E5 N6 E8 N3 E6 S3 E7 N49 $
FGR=[YR=2023;ORIG=49,59] W7 N3 W6 S3 W8 S20 E21 N20 $
FSP=[YR=2023;ORIG=34,10] W24 S9 E24 N9 $
FOP=[YR=2023;ORIG=29,79] W1 N14 W5 S14 W13 S4 E19 N4 $
.

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	0	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