LOT 122
RIVER GLEN PH 5A OR 2510/1956

TODD CHALRES LAVERNE III & KAYLA MARIE
66127 EDGEWATER DR
YULEE, FL 32097

**2026**

**13-2N-26-1832-0122-0000**

## 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 | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

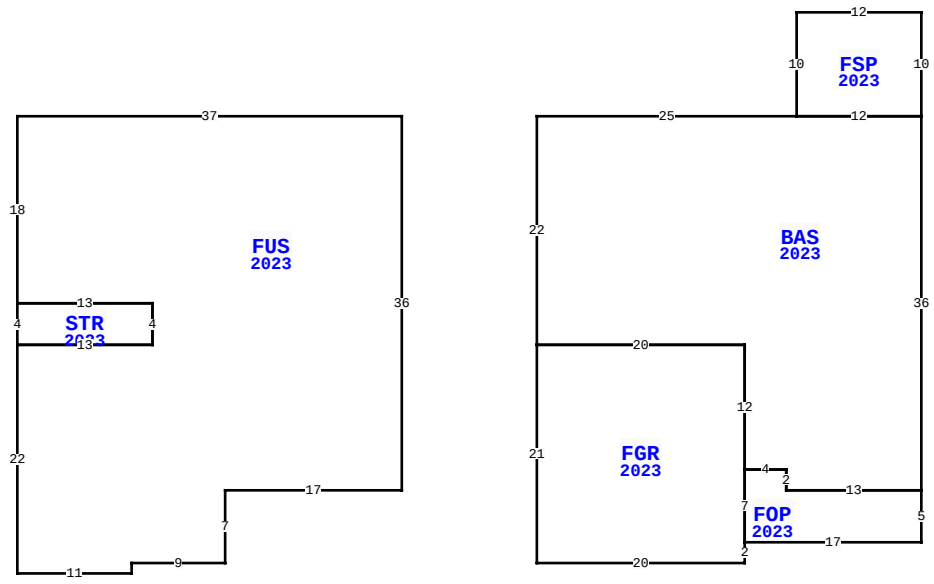
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,044 | 100 | 2023 | 1,044 | 121,673 |
| FGR | 420 | 55 | 2023 | 231 | 26,922 |
| FOP | 93 | 30 | 2023 | 28 | 3,264 |
| FSP | 120 | 40 | 2023 | 48 | 5,594 |
| FUS | 1,431 | 100 | 2023 | 1,431 | 166,775 |
| STR | 52 | 10 | 2023 | 5 | 583 |
| TOTALS | 3,160 | | | 2,787 | 324,809 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,787 | 111.5520 | 117.13 | 326,441 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM 100% - 2024 Heated Area: 2475 HX Base Yr 2024




66127 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 | | 324,809 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 378,809 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 378,809 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 322,398 |
| TOTAL JUST VALUE | | 378,809 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 376,446 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21013351 | CO ISSUED | 0 | 03/01/2023 |
| 22001064 | NEW CONSTR | 400,595 | 01/19/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2636/1895 | 5/03/2023 | SW | Q | I | 01 | 442,000 |

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: TODD CHALRES LAVERN

## BUILDING NOTES

## BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=10,0] E37 S36 W17 S7 W9 S1 W11 N22 E13 N4 W13 N18 $
BAS=[YR=2023;ORIG=60,0] E25 E12 S36 W13 N2 W4 N12 W20 N22 $
FGR=[YR=2023;ORIG=80,22] W20 S21 E20 N2 N7 N12 $
FSP=[YR=2023;ORIG=97,0] W12 N10 E12 S10 $
FOP=[YR=2023;ORIG=97,36] S5 W17 N7 E4 S2 E13 $
STR=[YR=2023;ORIG=10,18] E13 S4 W13 N4 $
.

## 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