LOT 131
RIVER GLEN PH 5A OR 2510/1956

WOODMAN GARRETT F
66068 EDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0131-0000

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 70
Interior Floo	14	CARPET 30
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

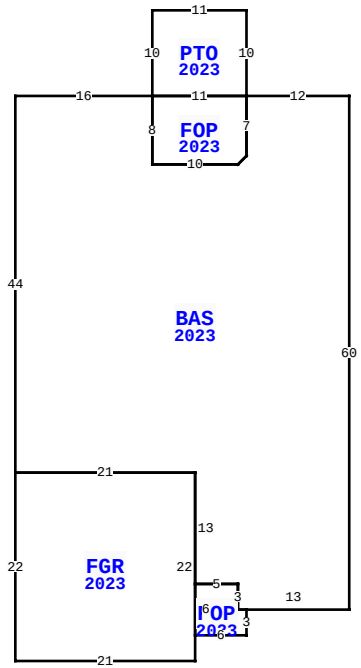
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2023	1,902	218,772
FGR	462	55	2023	254	29,215
FOP	33	30	2023	10	1,150
FOP	88	30	2023	26	2,991
PTO	110	5	2023	6	691
TOTALS	2,595			2,198	252,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	110.1000	115.60	254,089	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2026 Heated Area: 1902 HX Base Yr 2026



66068 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		252,819
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		306,819
SOH/AGL Deduction		0
ASSESSED VALUE		306,819
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,408
TOTAL JUST VALUE		306,819
NCON VALUE		5,970
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002042	CO ISSUED	0	02/15/2023
22001101	NEW CONSTR	314,352	01/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2837/1226	12/16/2025	WD	Q	I	01	389,000
GRANTOR: GRANIELA LUIS DANIEL						
GRANTEE: WOODMAN GARRETT F						
2621/1153	2/23/2023	SW	Q	I	01	364,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GRANIELA LUIS D M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=49,10] W12 S7 D1L1 W10 N8 W16 S44 E21 S13 E5 S3 E13 N60 $
FGR=[YR=2023;ORIG=31,54] W21 S22 E21 N22 $
FOP=[YR=2023;ORIG=37,10] W11 S8 E10 U1R1 N7 $
FOP=[YR=2023;ORIG=36,67] W5 S6 E6 N3 W1 N3 $
PTO=[YR=2023;ORIG=26,0] E11 S10 W11 N10 $
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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	000134	C	RES POND	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