LOT 145
RIVER GLEN PH 5A OR 2510/1956

FERREIRA JAMES ET AL/VIEIRA CRYSTAL LEE
65886 EDGEWATER DR
YULEE, FL 32097

2026

13-2N-26-1832-0145-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

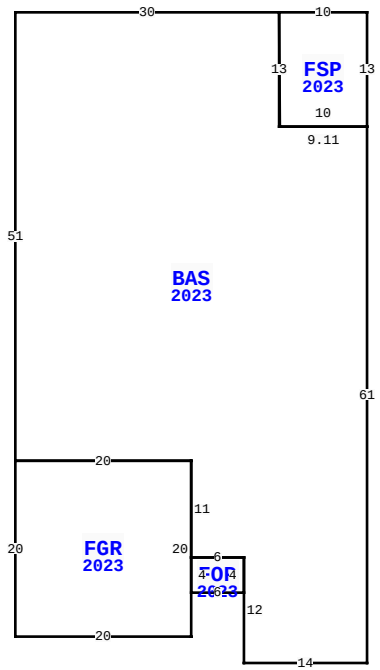
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,299	100	2023	2,299	258,213
FGR	400	55	2023	220	24,710
FOP	24	30	2023	7	786
FSP	130	40	2023	52	5,841
TOTALS	2,853			2,578	289,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,578	107.5000	112.88	291,005	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2299 HX Base Yr 2024



65886 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		289,550
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		343,550
SOH/AGL Deduction		0
ASSESSED VALUE		343,550
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,139
TOTAL JUST VALUE		343,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013634	CO ISSUED	0	03/01/2023
22001357	NEW CONSTR	365,597	01/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0548	3/06/2023	SW	Q	I	01	372,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: FERREIRA JAMES & CR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E30 D13R0.1 E9.11 S61 W14 N12 W6 N11 W20 N51 $
FGR=[YR=2023;ORIG=10,61] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=30,72] E6 S4 W6 N4 $
FSP=[YR=2023;ORIG=40,10] E10 S13 W10 N13 $
.

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	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