LOT 2
IN OR 2124/1369
RIVER GLEN #1 PB 7/263

KRUGER WILLIAM P & SHELLY L
65025 RIVER GLEN PARKWAY
YULEE, FL 32097

2023

11-2N-26-1830-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

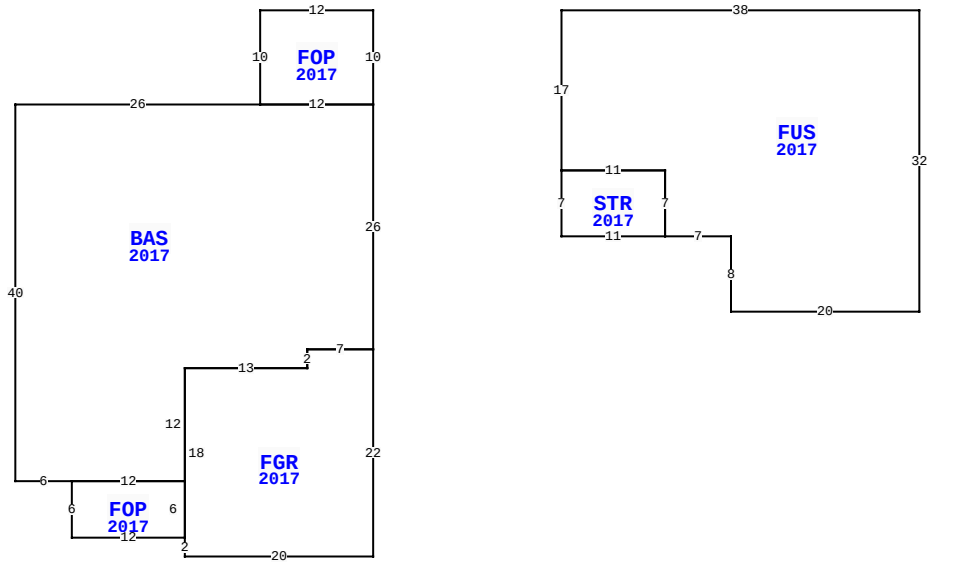
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	1,266	123,075
FGR	414	55	228	22,166
FOP	72	30	22	2,138
FOP	120	30	36	3,500
FUS	995	100	995	96,730
STR	77	10	8	778
TOTALS	2,944		2,555	248,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,555	109.9200	99.20	253,456	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2261 HX Base Yr 2020



65025 RIVER GLEN PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,387
TOTAL MARKET OB/XF VALUE		5,239
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		308,626
SOH/AGL Deduction		97,006
ASSESSED VALUE		211,620
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		156,620
TOTAL JUST VALUE		308,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704802	CO ISSUED	0	05/31/2017
B1633564	NEW CONSTR	276,787	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2301/0707	8/23/2019	WD	Q	I	01	269,000
GRANTOR: REID RUSSELL E & LESL						
GRANTEE: KRUGER WILLIAM P &						
2124/1369	6/05/2017	SW	Q	I	01	234,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: REID RUSSELL E & LE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W12 S10 BAS=[YR=2017] W26 S40 E6 FOP=[YR=2017] S6 E12 FGR=[YR=2017] S2 E20 N22 W7 S2 W13 S18$ N6 W12$ E12 N12 E13 N2 E7 N26 W12 $ E12 N10$ PTR=E20 FUS=[YR=2017] E38 S32 W20 N8 W7 STR=[YR=2017] W11 N7 E11 S7$ N7 W11 N17$ W20$.

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
1	0810	CONCRETE A	0	100	0	0	831.00	SF	6.50	6.50	100	2017	2017	3	97	5,239	

LAND DESCRIPTION

TOTAL OB/XF 5,239

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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS