



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	08 DECORATIVE 30
Interior Floor	12 HARDWOOD 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	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	1,930	100	1,930	178,489
FGR	430	55	236	21,825
FOP	73	30	22	2,035
FSP	184	40	74	6,844
FUS	522	100	522	48,276
TOTALS	3,139		2,784	257,468

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	29	4	116.00	SF	6.50	6.50	100	2007
3	0811	CONCRETE B	0 100	0	0	592.00	SF	5.20	5.20	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	UT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,784	110.7840	99.98	278,344	2007	2007	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2021 Heated Area: 2452 HX Base Yr 2021											
65035 RIVER GLEN PKWY, YULEE											

BLD DATE	08/16/2011	KK	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		257,468	
TOTAL MARKET OB/XF VALUE		3,442	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		315,910	
SOH/AGL Deduction		94,502	
ASSESSED VALUE		221,408	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		166,408	
TOTAL JUST VALUE		315,910	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		271,836	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18931	ELEC OTHER	2,000	03/01/2007
M12790	MECH OTHER	0	03/01/2007
C19445	CO ISSUED	276,547	02/01/2007
R10084	REPAIR/RRF	5,720	02/01/2007
B19445	NEW CONSTR	276,547	02/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2391/1974	9/11/2020	WD	Q	I	01
GRANTOR: LARSON ROBERT R & ANN					
GRANTEE: MANNING NICHOLAS &					
1598/1346	12/29/2008	WD	Q	I	
GRANTOR: PROVIDENCE CONSTRUCTI					
GRANTEE: LARSON ROBERT R & A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2007] W23 BAS=[YR=2007] W17 S54 E11 FOP=[YR=2007] S4 E9 FGR=[YR=2007] S17 E20 N23 W7 S2 W10 D3 L3 S1\$ N1 U3 R3 U4 L4 W6 S4 W2\$ E2 N4 E6 D4 R4 E10 N2 E7 N44 W23 N8\$ S8 E23 N8\$ PTR=E15 FUS=[YR=2007] E12 S14 E6 S7 W6 S19 W12 N40\$ W15\$.											

TOTAL OB/XF											
3,442											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	UT	1.00