

LOT 10
IN OR 1957/1011
RIVER GLEN #1 PB 7/263

MANNING DEBRA H & DENNIS C
65047 RIVER GLEN PKWY
YULEE, FL 32097

2023

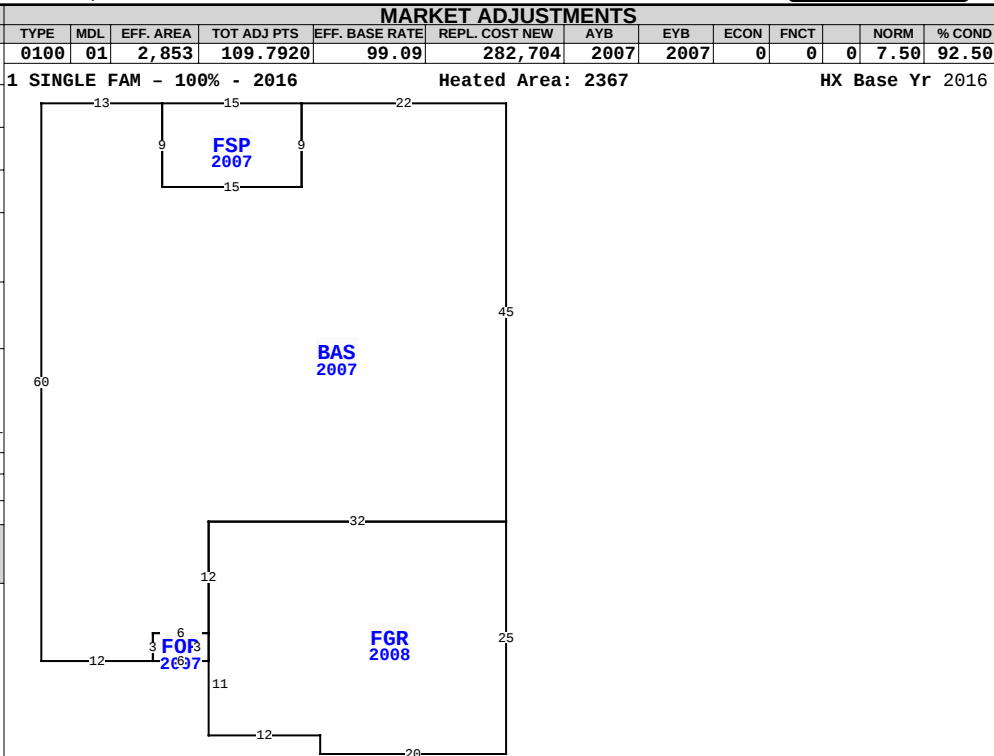
11-2N-26-1830-0010-0000



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 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	2,367	100	2,367	216,955
FGR	776	55	427	39,138
FOP	18	30	5	458
FSP	135	40	54	4,950



TOTALS	3,296	2,853	261,501
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	
2	7080	SOUND SYS	0	100	0	0	1.00	UT	1,000.00	1,000.00	
3	0811	CONCRETE B	0	100	0	0	999.00	SF	5.20	5.20	
4	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	
5	0476	VF 6 SBPL	0	100	0	0	92.00	LF	32.00	32.00	
6	0462	ST/AL FNC	0	100	0	0	236.00	SF	10.00	10.00	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

65047 RIVER GLEN PKWY, YULEE

BLD DATE	07/11/2007	JM	LGL DATE	
XF DATE	07/11/2007	JM	LAND DATE	
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		261,501	
TOTAL MARKET OB/XF VALUE		9,882	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		326,383	
SOH/AGL Deduction		188,637	
ASSESSED VALUE		137,746	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		87,746	
TOTAL JUST VALUE		326,383	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,883	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18799	CO ISSUED	0	05/05/2009
E18638	ELEC OTHER	2,000	01/01/2007
M12383	MECH OTHER	0	01/01/2007
P11902	OTHER	0	12/01/2006
B18799	NEW CONSTR	217,140	11/01/2006
R09869	REPAIR/RRF	5,000	11/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1957/1011	12/31/2014	SW	U	I	12
GRANTOR: BANK OF AMERICA NA					
GRANTEE: MANNING DEBRA H & D					
1928/1586	7/22/2014	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: BANK OF AMERICA NA					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2007] W22 FSP=[YR=2007] W15 S9 E15 N9\$ S9 W15 N9 W13 S60 E12 FOP=[YR=2007] E6 N3 W6 S3\$ N3 E6 FGR=[YR=2008] S11 E12 S2 E20 N25 W32 S12\$ N12 E32 N45\$.					

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	0003		0.00	0.00	1.00	UT	1.00