

LOT 13
IN OR 2111/1373
PT OR 2058/1620

SHIFFER JAMES L
65058 RIVER GLEN PKWY
YULEE, FL 32097

2023

11-2N-26-1830-0013-0000



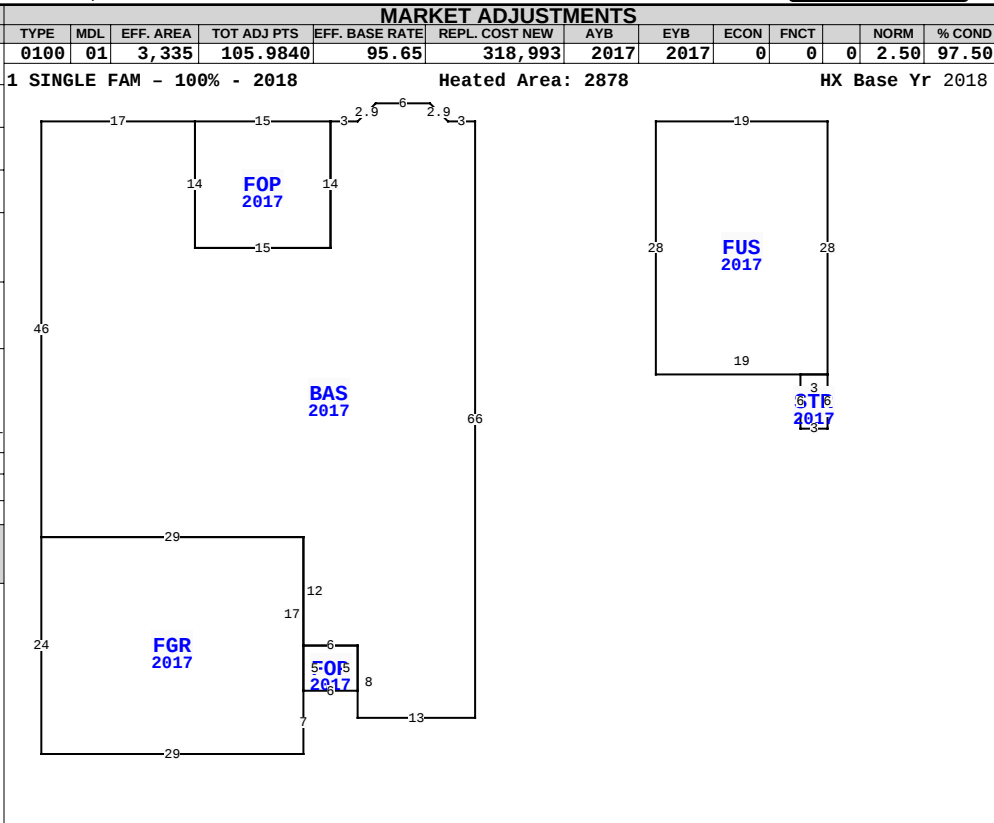
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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	2,346	100	2,346	218,785
FGR	696	55	383	35,718
FOP	30	30	9	839
FOP	210	30	63	5,875
FUS	532	100	532	49,614
STR	18	10	2	186

TOTALS	3,832		3,335	311,018
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0			



65058 RIVER GLEN PKWY, YULEE				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,740.00	SF	5.20	5.20	100	2017	2017	3	97	8,777		

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000136	C	SFR INT	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										311,018									
TOTAL MARKET OB/XF VALUE										8,777									
TOTAL LAND VALUE - MARKET										55,000									
TOTAL MARKET VALUE										374,795									
SOH/AGL Deduction										126,692									
ASSESSED VALUE										248,103									
TOTAL EXEMPTION VALUE										55,000									
BASE TAXABLE VALUE										193,103									
TOTAL JUST VALUE										374,795									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										319,053									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002358	CO ISSUED	0	03/22/2017
B1632835	NEW CONSTR	354,661	08/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2111/1373	3/30/2017	SW	Q	I	01	245,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: SHIFFER JAMES L							
2058/1620	7/15/2016	SW	U	V	30	344,000	
GRANTOR: RL REGI FLORIDA LLC							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W3 L2 U2 W6 L2 D2 W3 FOP=[YR=2017] W15 S14 E15 N14\$ S14 W15 N14 W17 S46 FGR=[YR=2017] S24 E29 N7 FOP=[YR=2017] E6 N5 W6 S5\$ N17 W29\$ E29 S12 E6 S8 E13 N66 \$ PTR=E20 FUS=[YR=2017] E19 S28 STR=[YR=2017] S6 W3 N6 E3\$ W19 N28\$ W20\$.									