

LOT 66
IN OR 2166/312
RIVER GLEN #1 PB 7/263

HENDERSON WAYNE & CHERYL
65087 RIVER GLEN PKWY
YULEE, FL 32097

2023

11-2N-26-1830-0066-0000



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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,856	100	1,856	173,739
FGR	420	55	231	21,624
FOP	20	30	6	562
PTO	70	5	4	374
TOTALS	2,366		2,097	196,299

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	466.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100			0.00	0.00	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	2,097	105.8400	95.52	200,305	2017	2017	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2018 Heated Area: 1856 HX Base Yr 2018												
65087 RIVER GLEN PKWY, YULEE												

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0 100	0	0	466.00	SF	6.50	6.50	100	2017	2017

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0 100	0	0	466.00	SF	6.50	6.50	100	2017	2017

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		196,299	
TOTAL MARKET OB/XF VALUE		2,938	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		254,237	
SOH/AGL Deduction		87,479	
ASSESSED VALUE		166,758	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		116,758	
TOTAL JUST VALUE		254,237	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,219	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003929	CO ISSUED	0	12/20/2017
17003929	NEW CONSTR	232,729	07/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2166/0312	12/21/2017	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: HENDERSON WAYNE & C					
2127/0186	6/15/2017	SW	U	V	30
GRANTOR: RL REGI FLORIDA LLC					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2017] W15 PTO=[YR=2017] N7 W10 S7 E10\$ W24 S59 E13 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S1 E21 N20 W21 S19\$ N4 W5 S4\$ N4 E5 N15 E21 N39\$.									