LOT 70
IN OR 2172/105
RIVER GLEN #1 PB 7/263

CREWS CHRISTOPHER SR & CRYSTAL
65095 RIVER GLEN PKWY
YULEE, FL 32097

2023

11-2N-26-1830-0070-0000

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	08	SHT VINYL 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

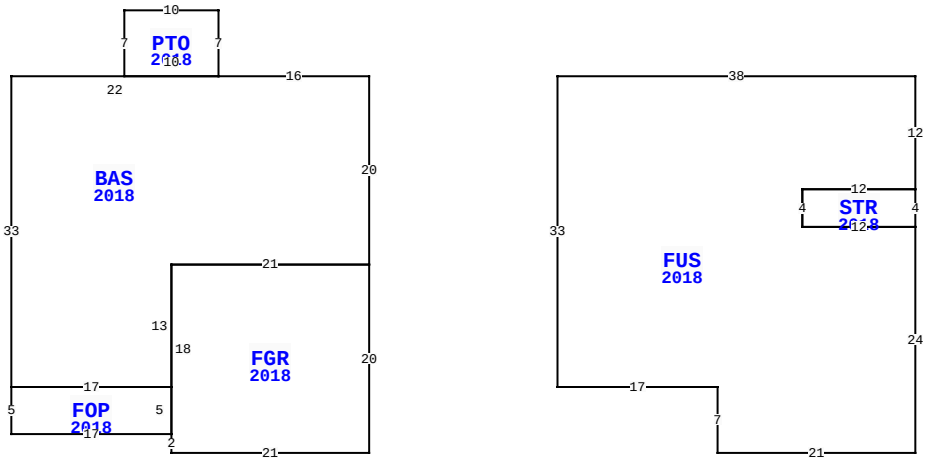
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	981	90,415
FGR	420	55	231	21,291
FOP	85	30	26	2,397
FUS	1,353	100	1,353	124,701
PTO	70	5	4	368
STR	48	10	5	461
TOTALS	2,957		2,600	239,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,600	103.6800	93.57	243,282	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2334 HX Base Yr 2019



65095 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		239,633
TOTAL MARKET OB/XF VALUE		2,873
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		297,506
SOH/AGL Deduction		98,766
ASSESSED VALUE		198,740
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,740
TOTAL JUST VALUE		297,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003927	CO ISSUED	0	01/19/2018
17003927	NEW CONSTR	282,977	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/0105	1/19/2018	SW	Q	I	01	201,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CREWS CHRISTOPHER M						
2127/0186	6/15/2017	SW	U	V	30	129,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 PTO=[YR=2018] N7 W10 S7 E10$ W22 S33 FOP=[YR=2018] S5 E17 FGR=[YR=2018] S2 E21 N20 W21 S18$ N5 W17$ E17 N13 E21 N20$ PTR=E20 FUS=[YR=2018] E38 S12 STR=[YR=2018] S4 W12 N4 E12$ W12 S4 E12 S24 W21 N7 W17 N33$ 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	451.00	SF	6.50	6.50	100	2018	2018	3	98	2,873	

LAND DESCRIPTION

TOTAL OB/XF 2,873

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	000133	C	SFR LAKE	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

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