LOT 71
IN OR 2167/1447
RIVER GLEN #1 PB 7/263

HORRELL MATTHEW A
65097 RIVER GLEN PKWY
YULEE, FL 32097

2023

11-2N-26-1830-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

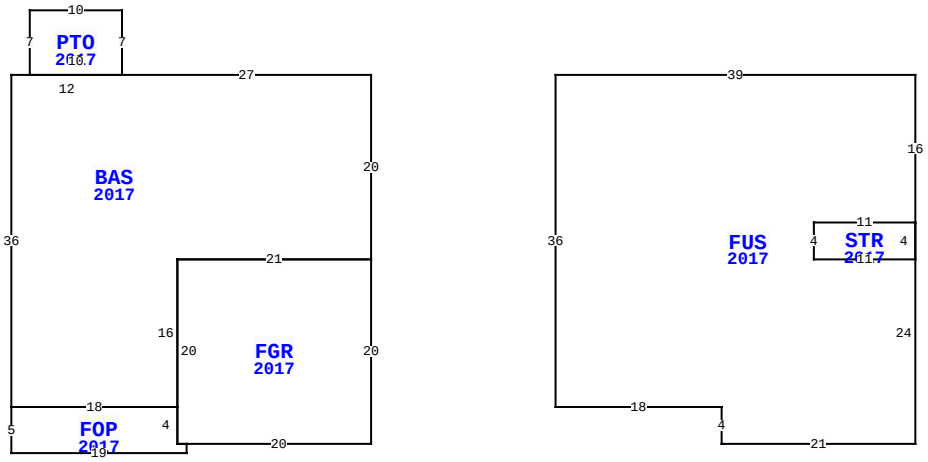
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	1,068	100	1,068	98,845
FGR	420	55	231	21,380
FOP	91	30	27	2,499
FUS	1,488	100	1,488	137,716
PTO	70	5	4	370
STR	44	10	4	370
TOTALS	3,181		2,822	261,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,822	104.6400	94.44	266,510	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 2556 HX Base Yr



65097 RIVER GLEN PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	261,180
TOTAL MARKET OB/XF VALUE	3,865
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	320,045
SOH/AGL Deduction	22,475
ASSESSED VALUE	297,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,570
TOTAL JUST VALUE	320,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004500	CO ISSUED	0	12/29/2017
17004500	NEW CONSTR	308,151	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/1447	12/29/2017	SW	Q	I	02	218,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HORRELL MATTHEW A						
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=2017] W27 PTO=[YR=2017] N7 W10 S7 E10$ W12 S36
FOP=[YR=2017] S5 E19 N1 FGR=[YR=2017] E20 N20 W21 S20 E1$ W1
N4 W18$ E18 N16 E21 N20$ PTR= E20 FUS=[YR=2017] E39 S16
STR=[YR=2017] W11 S4 E11 N4$ S24 W21 N4 W18 N36$ 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	0	0	0	613.00	SF	6.50	6.50	100	2017	2017	3	97	3,865	

LAND DESCRIPTION

TOTAL OB/XF 3,865

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	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/26/2018 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS