LOT 1
RIVER GLEN PHASE 2 OR 2452/929

D R HORTON INC-JACKSONVILLE
4220 RACE TRACK RD
ST JOHNS, FL 32259

2023

13-2N-26-1832-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

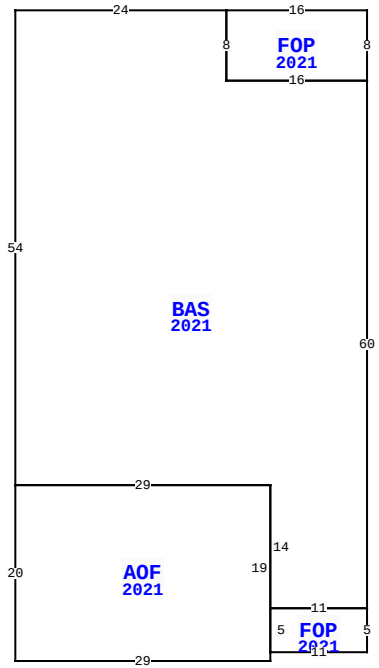
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
AOF	580	110	638	61,650
BAS	2,186	100	2,186	211,233
FOP	55	30	16	1,546
FOP	128	30	38	3,672
TOTALS	2,949		2,878	278,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,878	107.0660	96.63	278,101	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 2766 HX Base Yr



65129 RIVER GLEN PKWY, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	278,101
TOTAL MARKET OB/XF VALUE	5,950
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	339,051
SOH/AGL Deduction	20,648
ASSESSED VALUE	318,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,403
TOTAL JUST VALUE	339,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003848	CO ISSUED	0	09/14/2021
21004159	NEW CONSTR	313,660	04/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W16 BAS=[YR=2021] W24 S54 AOF=[YR=2021] S20 E29 N1 FOP=[YR=2021] E11 N5 W11 S5$ N19 W29$ E29 S14 E11 N60 W16 N8$ S8 E16 N8$.

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	0855	CONC PAVER	0	0	0	0	595.00	SF	10.00	10.00	100	2021	2021	3	100	5,950	

LAND DESCRIPTION

TOTAL OB/XF 5,950

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/17/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS