



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 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

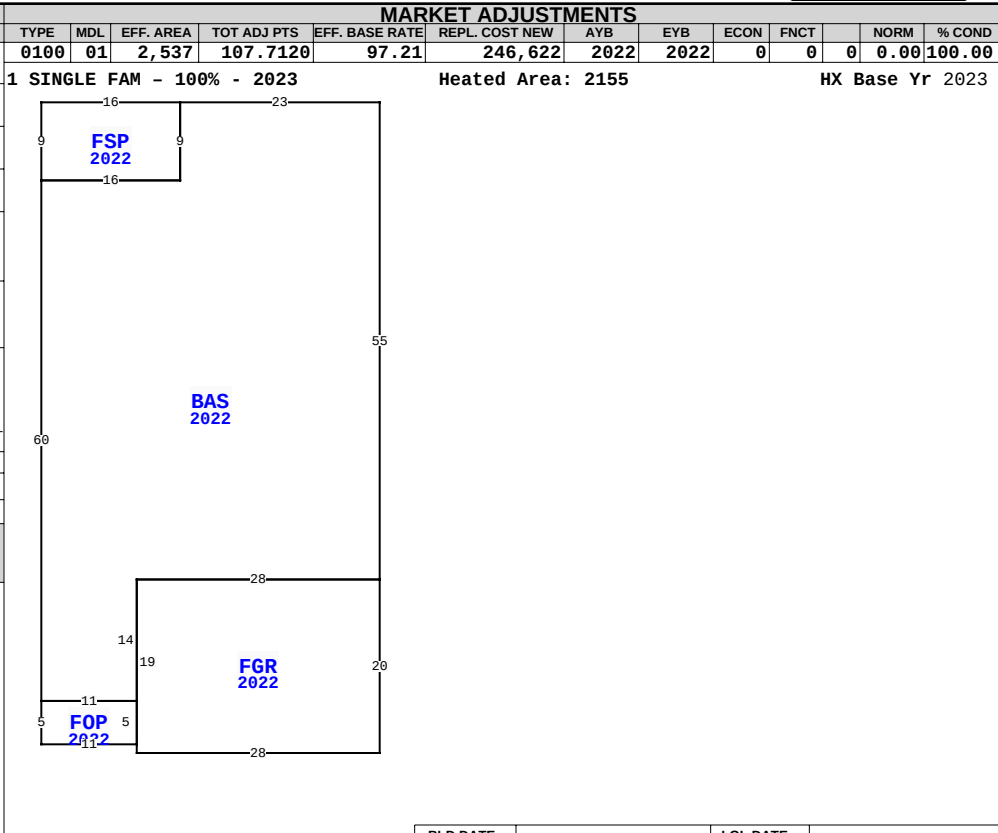
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,155	100	2,155	209,488
FGR	560	55	308	29,941
FOP	55	30	16	1,555
FSP	144	40	58	5,638

TOTALS	2,914		2,537	246,622
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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	910.00	SF	5.20	5.20
2	0476	VF 6 SBPL	0 100	0	0	175.00	LF	32.00	32.00
3	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00



70313 WINDING RIVER DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
11,232									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
246,622									
TOTAL MARKET OB/XF VALUE									
11,232									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
312,854									
SOH/AGL Deduction									
34,924									
ASSESSED VALUE									
277,930									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
227,930									
TOTAL JUST VALUE									
312,854									
NCON VALUE									
256,650									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
55,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007284	CO ISSUED	0	03/25/2022
21007284	NEW CONSTR	313,660	06/04/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2550/1563	3/28/2022	SW	Q	I	01	376,700	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: HESTER CORY ALLEN &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W23 FSP=[YR=2022] W16 S9 E16 N9\$ S9 W16 S60									
FOP=[YR=2022] S5 E11 FGR=[YR=2022] S1 E28 N20 W28 S19\$ N5									
W11\$ E11 N14 E28 N55\$.									