

LOT 5
RIVER GLEN PH 4A OR 2466/344

MORRISON DANIEL & JENNIFER
70321 WINDING RIVER DR
YULEE, FL 32097

2023

13-2N-26-1832-0005-0000



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

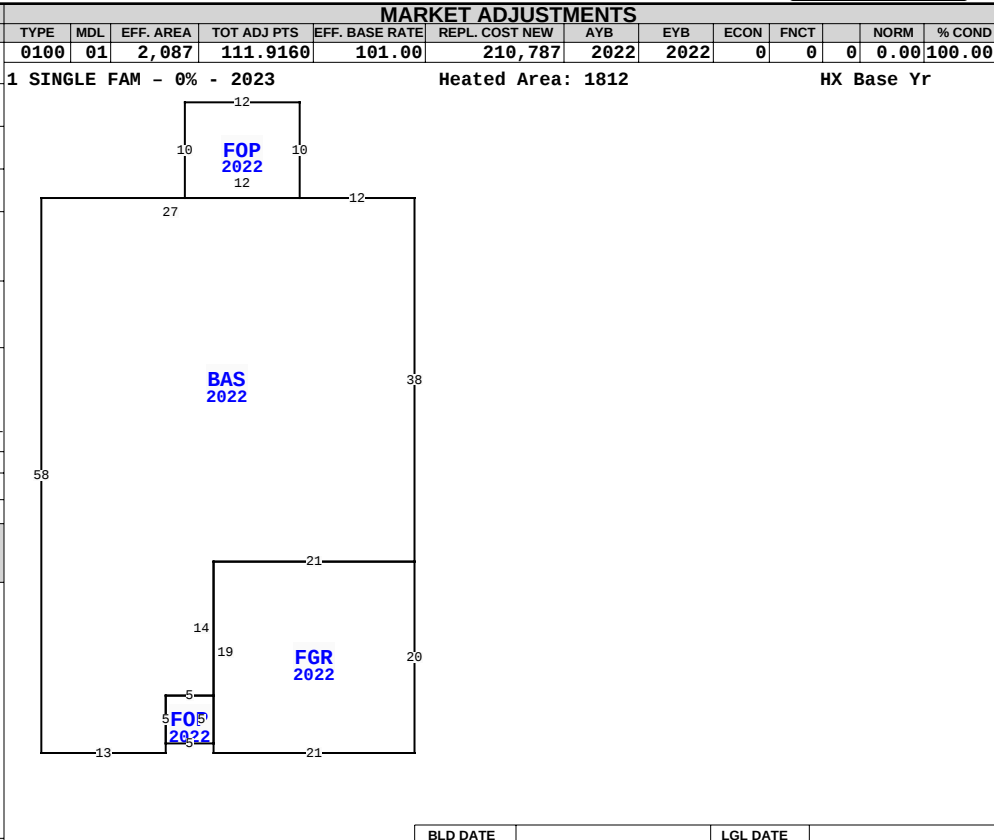
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	183,012
FGR	420	55	231	23,331
FOP	25	30	8	808
FOP	120	30	36	3,636
TOTALS	2,377		2,087	210,787

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	0 0	728.00	SF	5.20	5.20	100	2022	2022	3	100	3,786	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000135	C



70321 WINDING RIVER DR, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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TOTAL OB/XF															3,786
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										210,787	
TOTAL MARKET OB/XF VALUE										3,786	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										269,573	
SOH/AGL Deduction										0	
ASSESSED VALUE										269,573	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										269,573	
TOTAL JUST VALUE										269,573	
NCON VALUE										214,573	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										55,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007308	CO ISSUED	0	03/24/2022
21007308	NEW CONSTR	259,830	06/04/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2552/1222	3/31/2022	SW	Q	I	01	338,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE:MORRISON DANIEL & J							
BUILDING NOTES							

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: MORRISON DANIEL & J

BUILDING DIMENSIONS									
BAS=[YR=2022] W12 FOP=[YR=2022] N10 W12 S10 E12\$ W27 S58									
E13 N1 FOP=[YR=2022] E5 FGR=[YR=2022] S1 E21 N20 W21 S19\$									
N5 W5 S5\$ N5 E5 N14 E21 N38\$.									