

LOT 6
RIVER GLEN PH 4A OR 2466/344

LANES MARC E/MALLA DIPINA
70329 WINDING RIVER DR
YULEE, FL 32097

2023

13-2N-26-1832-0006-0000



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	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		4 100		
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	1,044	100	1,044	106,279
FGR	420	55	231	23,516
FOP	93	30	28	2,850
FOP	120	30	36	3,665
FUS	1,431	100	1,431	145,676
STR	52	10	5	509
TOTALS	3,160		2,775	282,495

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,775	112.8000	101.80	282,495	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 2475 HX Base Yr											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			282,495
TOTAL MARKET OB/XF VALUE			3,864
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			341,359
SOH/AGL Deduction			0
ASSESSED VALUE			341,359
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			341,359
TOTAL JUST VALUE			341,359
NCON VALUE			286,359
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007594	CO ISSUED	0	06/15/2022
21007594	NEW CONSTR	351,916	06/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/0439	6/15/2022	SW	Q	I	01	455,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: LANES MARC E & DIPI

BUILDING NOTES						
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BUILDING DIMENSIONS
FOP=[YR=2022] W12 S10 BAS=[YR=2022] W25 S22 FGR=[YR=2022] S21 E20 N2 FOP=[YR=2022] E17 N5 W13 N2 W4 S7\$ N19 W20\$ E20 S12 E4 S2 E13 N36 W12\$ E12 N10\$ PTR= E10 FUS=[YR=2022] E37 S36 W17 S7 W9 S1 W11 N22 STR=[YR=2022] N4 E13 S4 W13 \$ E13 N4 W13 N18\$ W10\$.

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000135	C	SFR CNSVTN	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 07/15/2022 BY TWWW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS