

LOT 8
RIVER GLEN PH 4A OR 2466/344

CONRAD LINDA KAREN
70345 WINDING RIVER DR
YULEE, FL 32097

2023

13-2N-26-1832-0008-0000



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 100
Interior Floo	14	CARPET 60
Interior Floo	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

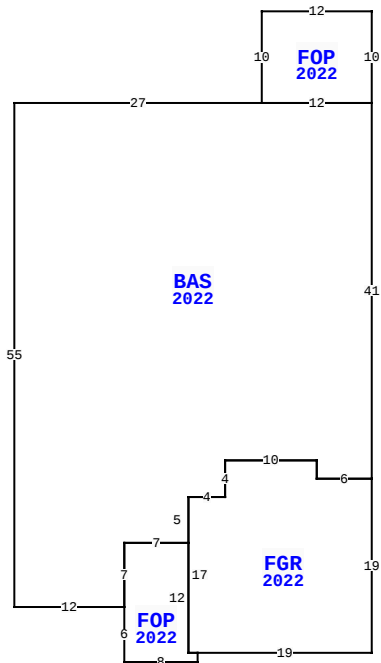
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100	1,804	182,204
FGR	392	55	216	21,816
FOP	92	30	28	2,828
FOP	120	30	36	3,636
TOTALS	2,408		2,084	210,484

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	778.00	SF	5.20	5.20	100	2022

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,084	111.9160	101.00	210,484	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023											
Heated Area: 1804											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
210,484											
TOTAL MARKET OB/XF VALUE											
4,046											
TOTAL LAND VALUE - MARKET											
55,000											
TOTAL MARKET VALUE											
269,530											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
269,530											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
219,530											
TOTAL JUST VALUE											
269,530											
NCON VALUE											
214,530											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
55,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011202	CO ISSUED	0	08/26/2022
21011202	NEW CONSTR	260,190	08/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1968	8/29/2022	SW	Q	I	01	344,300
GRANTOR: D R HORTON INC- JACKSO						
GRANTEE: CONRAD LINDA KAREN						

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GRANTEE: CONRAD LINDA KAREN

BUILDING DIMENSIONS											
FOP=[YR=2022] W12 S10 BAS=[YR=2022] W27 S55 E12											
FOP=[YR=2022] S6 E8 N1 FGR=[YR=2022] E19 N19 W6 N2 W10 S4											
W4 S17 E1\$ W1 N12 W7 S7\$ N7 E7 N5 E4 N4 E10 S2 E6 N41 W12\$											
E12 N10\$.											

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