

LOT 9
RIVER GLEN PH 4A OR 2466/344

LAWRENCE TAYLOR M & KARIE L
70353 WINDING RIVER DR
YULEE, FL 32097

2023

13-2N-26-1832-0009-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,522	107.7120	97.21	245,164	2022	2022	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 2155									
Roof Cover	03	COMP SHNGL 100	16													23									
Interior Wall	05	DRYWALL 100	9													9									
Interior Floo	14	CARPET 60	16													16									
Interior Floo	11	CLAY TILE 40	60													55									
Air Condition	03	CENTRAL 100	5													5									
Heating Type	04	AIR DUCTED 100	11													5									
Bedrooms		4 100	28													14									
Bathrooms		2 100	19													20									
Frame	02	WOOD FRAME 100	5													5									
Stories	1.	1. 100	28													28									
Units	0	0 100	11													11									
Occupancy	00	NONE 100	5													5									
Quality			03	Quality Level 03											BAS 2022										
DOR CODE			0100	SINGLE FAMILY											FOP 2022										
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																					
FOP	144	30	43	4,180																					
TOTALS			2,914	2,522	245,164																				
EXTRA FEATURES			70353 WINDING RIVER DR, YULEE																						
L N	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	0812	CONCRETE C	0 0	0 0	1,104.00	SF	4.00	4.00	100	2022	2022	3	100	4,416											
LAND DESCRIPTION			TOTAL OB/XF 4,416																						
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	DENSITY	DECL	FRZ	YR	CONSRV	
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																									