

LOT 19
RIVER GLEN PH 5A OR 2510/1956

CASTEJON LACEY
70433 WINDING RIVER DR
YULEE, FL 32097

2023

13-2N-26-1832-0019-0000



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	108.9600	98.34	248,013	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														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 50																							
Interior Floo	14	CARPET 50																							
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	211,923																					
FGR	560	55	308	30,289																					
FOP	55	30	16	1,573																					
FOP	144	30	43	4,229																					
TOTALS			2,914	2,522	248,013																				
EXTRA FEATURES			70433 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	0810	CONCRETE A	0 0	0 0	493.00	SF	6.50	6.50	100	2022	2022	3	100	3,205											
LAND DESCRIPTION			TOTAL OB/XF 3,205																						
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 11/02/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																									

Diagram showing building footprint and dimensions:

Top: 23, 16, 9, 9, 16, 16

Right: 60, 14, 11, 5, 5

Bottom: 28, 11, 5

Left: 55, 20

Internal dimensions: 28, 14, 19, 5

Labels: BAS 2022, FOP 2022, FGR 2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1419	11/14/2022	SW	Q	I	01	415,100

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: CASTEJON LACEY

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 BAS=[YR=2022] W23 S55 FGR=[YR=2022] S20 E28 N1 FOP=[YR=2022] E11 N5 W11 S5\$ N19 W28\$ E28 S14 E11 N60 W16 N9\$ S9 E16 N9\$.