LOT 148
RIVER GLEN PH 5A OR 2510/1956

LOPEZ FRANKIE & DANIELLE MARIE
70550 WINDING RIVER DR
YULEE, FL 32097

2023

13-2N-26-1832-0148-0000

BUILDING CHARACTERISTICS

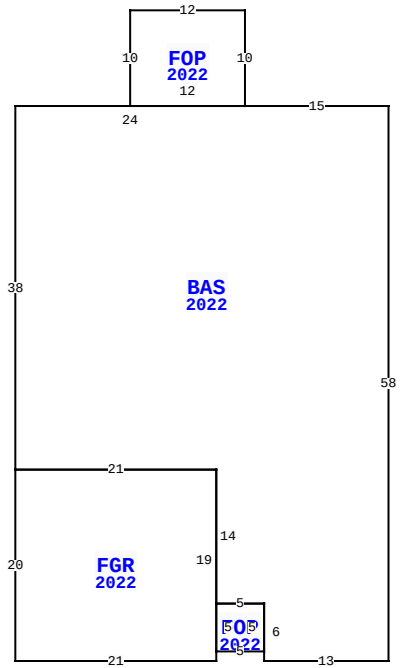
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,812	100	1,812	185,096
FGR	420	55	231	23,597
FOP	25	30	8	817
FOP	120	30	36	3,677
TOTALS	2,377		2,087	213,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,087	113.1900	102.15	213,187	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1812 HX Base Yr



70550 WINDING RIVER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	213,187
TOTAL MARKET OB/XF VALUE	3,817
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	272,004
SOH/AGL Deduction	0
ASSESSED VALUE	272,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,004
TOTAL JUST VALUE	272,004
NCON VALUE	217,004
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2201697	CO ISSUED	0	12/27/2022
22001697	NEW CONSTR	302,686	01/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0616	12/29/2022	SW	Q	I	01	372,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: LOPEZ FRANKIE & DAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] N10 W12 S10 E12$ W24 S38
FGR=[YR=2022] S20 E21 N1 FOP=[YR=2022] E5 N5 W5 S5$ N19
W21$ E21 S14 E5 S6 E13 N58 $.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	0	0	734.00	SF	5.20	5.20	100	2022	2022	3	100	3,817	

LAND DESCRIPTION

TOTAL OB/XF 3,817

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 12/19/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS