LOT 152
RIVER GLEN PH 5A OR 2510/1956

MARTINEZ APRIL & KATELYN
65557 BOWFIN SPRING CT
YULEE, FL 32097

2023

13-2N-26-1832-0152-0000

BUILDING CHARACTERISTICS

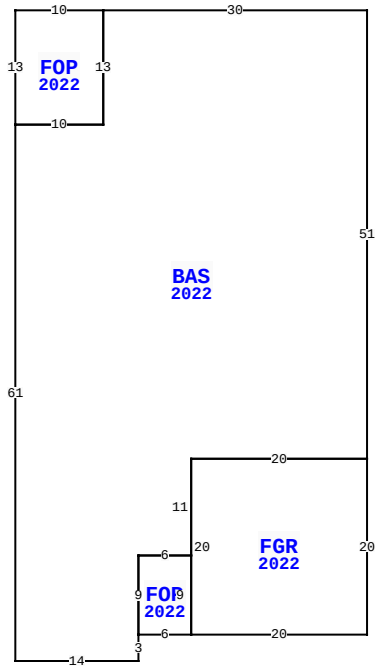
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,298	100	2,298	233,936
FGR	400	55	220	22,396
FOP	54	30	16	1,629
FOP	130	30	39	3,970
TOTALS	2,882		2,573	261,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,573	112.8000	101.80	261,931	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2298 HX Base Yr



65557 BOWFIN SPRING CT, 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	261,931
TOTAL MARKET OB/XF VALUE	5,174
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	322,105
SOH/AGL Deduction	0
ASSESSED VALUE	322,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,105
TOTAL JUST VALUE	322,105
NCON VALUE	267,105
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2117973	CO ISSUED	0	12/27/2022
21017973	NEW CONSTR	366,705	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0367	12/29/2022	SW	Q	I	01	404,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: MARTINEZ APRIL & KA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 FOP=[YR=2022] W10 S13 E10 N13$ S13 W10 S61 E14 N3 FOP=[YR=2022] E6 FGR=[YR=2022] E20 N20 W20 S20$ N9 W6 S9$ N9 E6 N11 E20 N51$.

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	995.00	SF	5.20	5.20	100	2022	2022	3	100	5,174	

LAND DESCRIPTION

TOTAL OB/XF 5,174

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	000100	C	SFR	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