LOT 169
RIVER GLEN PH 4A OR 2466/344

MARINO FRANCIS J/VELEZ-ARANGO ADRIANA
70398 WINDING RIVER DR
YULEE, FL 32097

**2023**

**13-2N-26-1832-0169-0000**

## BUILDING CHARACTERISTICS

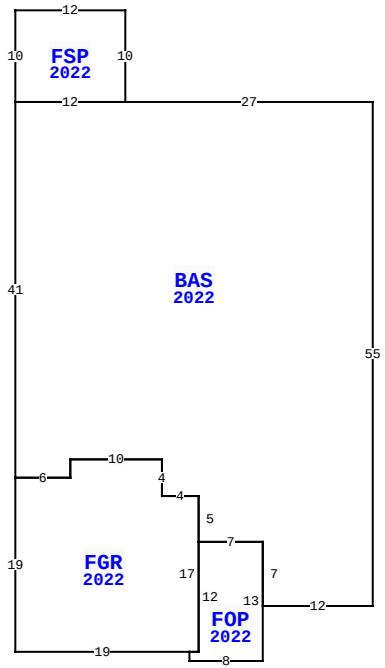
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,804 | 100 | 1,804 | 184,279 |
| FGR | 392 | 55 | 216 | 22,064 |
| FOP | 92 | 30 | 28 | 2,860 |
| FSP | 120 | 40 | 48 | 4,903 |
| TOTALS | 2,408 | | 2,096 | 214,106 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,096 | 113.1900 | 102.15 | 214,106 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1804 HX Base Yr




70398 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 | | 214,106 |
| TOTAL MARKET OB/XF VALUE | | 3,494 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 272,600 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 272,600 |
| TOTAL EXEMPTION VALUE | 13 | 272,600 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 272,600 |
| NCON VALUE | | 217,600 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 55,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21011203 | CO ISSUED | 0 | 09/22/2022 |
| 21011203 | NEW CONSTR | 260,190 | 08/24/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2594/0266 | 9/28/2022 | SW | Q | I | 01 | 347,000 |

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: MARINO FRANCIS J &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W27 FSP=[YR=2022] N10 W12 S10 E12$ W12 S41
FGR=[YR=2022] S19 E19 FOP=[YR=2022] S1 E8 N13 W7 S12 W1$ E1
N17 W4 N4 W10 S2 W6$ E6 N2 E10 S4 E4 S5 E7 S7 E12 N55$ .

## 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 | 100 | 0 | 0 | 672.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,494 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,494

| 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 | 000134 | C | SFR POND | 100 | | 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