

LOT 172
RIVER GLEN PH 4A OR 2466/344

KING SHIRLEY NETTLE &/GLOVER GRADY EUGENE II
70374 WINDING RIVER DR
YULEE, FL 32097

2023

13-2N-26-1832-0172-0000



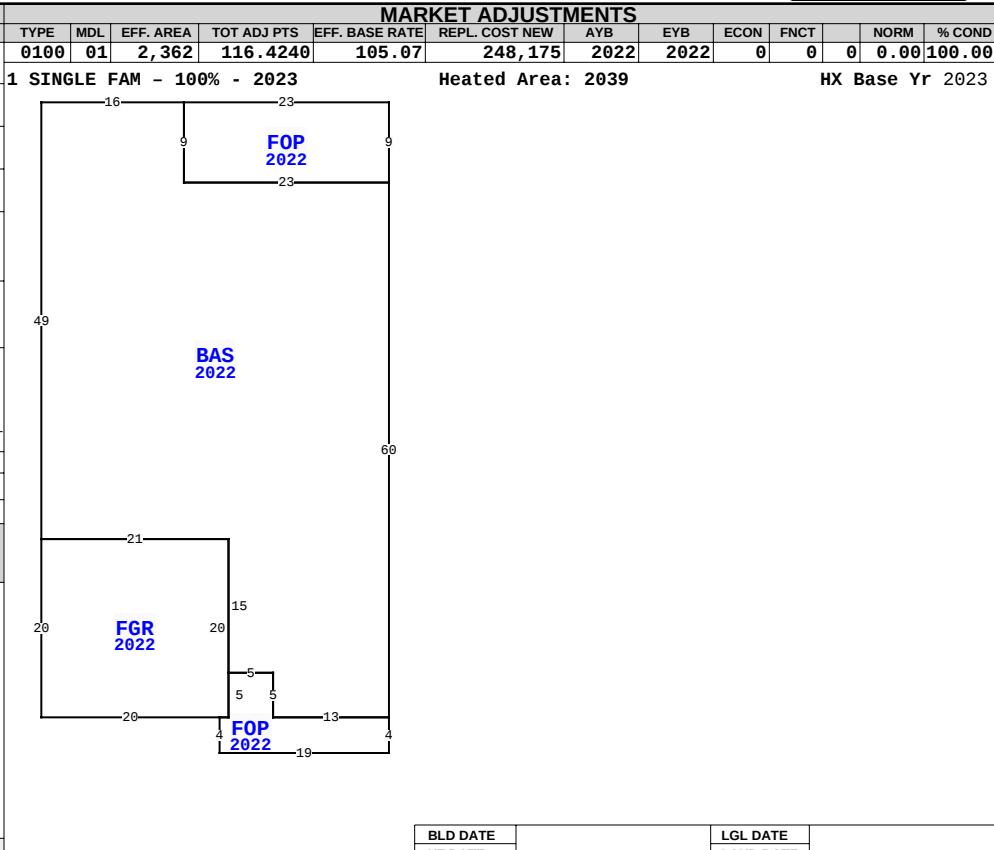
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,039	100	2,039	214,238
FGR	420	55	231	24,271
FOP	101	30	30	3,152
FOP	207	30	62	6,514
TOTALS	2,767		2,362	248,175

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	762.00	SF	5.20	5.20	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	UT	



TOTAL OB/XF 3,962											
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,362	116.4240	105.07	248,175	2022	2022	0	0	0.00	100.00

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,175
TOTAL MARKET OB/XF VALUE		3,962
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		307,137
SOH/AGL Deduction		0
ASSESSED VALUE		307,137
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,137
TOTAL JUST VALUE		307,137
NCON VALUE		252,137
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007315	CO ISSUED	0	07/19/2022
21007315	NEW CONSTR	296,390	06/04/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2579/0358	7/20/2022	SW Q	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: KING SHIRLEY N & GR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2022] W23 BAS=[YR=2022] W16 S49 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S4 E19 N4 W13 N5 W5 S5 W1\$ E1 N20 W21\$ E21 S15 E5 S5 E13 N60 W23 N9\$ S9 E23 N9\$.											