

LOT 175  
RIVER GLEN PH 4A OR 2466/344

WORLEY WILLIAM C & LISA L  
70340 WINDING RIVER DR  
YULEE, FL 32097

2023

13-2N-26-1832-0175-0000



| 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                   | 2,316              | 110.9360    | 100.12         | 231,878        | 2022        | 2022           | 0         | 0        | 0.00        | 100.00  | STANDARD          |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Structur                                                                                                                                | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2023    |                      |                    |             |                |                |             |                |           |          |             |         |                   | Heated Area: 1964 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 |                               |                      |                    |             |                |                |             |                |           |          |             |         |                   | HX Base Yr 2023   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                               |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                                | 14               | CARPET 60      |                               |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                                | 11               | CLAY TILE 40   |                               |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                               |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                               |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bedrooms                                                                                                                                     |                  | 3 100          |                               |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 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                                                                                                                                          | 1,964            | 100            | 1,964                         | 196,636              |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FGR                                                                                                                                          | 441              | 55             | 243                           | 24,329               |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FOP                                                                                                                                          | 146              | 30             | 44                            | 4,405                |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FOP                                                                                                                                          | 216              | 30             | 65                            | 6,508                |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                | 2,767                         | 2,316                | 231,878            |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                | 70340 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                                                                                                                                            | 0811             | CONCRETE B     | 0                             | 100                  | 0                  | 0           | 762.00         | SF             | 5.20        | 5.20           | 100       | 2022     | 2022        | 3       | 100               | 3,962             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 2                                                                                                                                            | 0476             | VF 6 SBPL      | 0                             | 100                  | 0                  | 0           | 150.00         | LF             | 32.00       | 32.00          | 100       | 2022     | 2022        | 3       | 100               | 4,800             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 3                                                                                                                                            | 0470             | VNYL GATE      | 0                             | 100                  | 0                  | 0           | 2.00           | UT             | 300.00      | 300.00         | 100       | 2022     | 2022        | 3       | 100               | 600               |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 4                                                                                                                                            | 0462             | ST/AL FNC      | 0                             | 100                  | 72                 | 0           | 288.00         | SF             | 10.00       | 10.00          | 100       | 2022     | 2022        | 3       | 100               | 2,880             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 5                                                                                                                                            | 0463             | FENCE GATE     | 0                             | 100                  | 0                  | 0           | 1.00           | UT             | 300.00      | 300.00         | 100       | 2022     | 2022        | 3       | 100               | 300               |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTAL OB/XF 12,542                                                                                                                           |                  |                |                               |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                |                               |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 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                                                                                                                                            | 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 07/15/2022 BY TWWW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS |                  |                |                               |                      |                    |             |                |                |             |                |           |          |             |         |                   |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |