



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	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,093	106.8200	96.41	201,786	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1856									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																							
Interior Floo	08	SHT VINYL 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	1,856	100	1,856	178,937																					
FGR	420	55	231	22,271																					
FOP	5	30	2	193																					
PTO	70	5	4	386																					
TOTALS			2,351	2,093	201,786																				
EXTRA FEATURES					65247 RIVER GLEN PKWY, 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	672.00	SF	5.20	5.20	100	2022	2022	3	100	3,494									
2	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	100	2022	2022	3	100	3,648									
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300									
4	0462	ST/AL FNC	0	100	96	0	384.00	SF	10.00	10.00	100	2022	2022	3	100	3,840									
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300									
TOTAL OB/XF 11,582																									
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								
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 11/14/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																									

VALUATION SUMMARY

Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,786
TOTAL MARKET OB/XF VALUE	11,582
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	268,368
SOH/AGL Deduction	56,867
ASSESSED VALUE	211,501
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	161,501
TOTAL JUST VALUE	268,368
NCON VALUE	211,008
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1048	8/25/2022	SW	Q	I	01	309,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MARQUES JOSEPH MICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 PTO=[YR=2022] N7 W10 S7 E10\$ W25 S59 E13
N4 FOP=[YR=2022] E5 FGR=[YR=2022] S4 E21 N20 W21 S16\$ N1 W5
S1\$ N1 E5 N15 E21 N39\$.