

HUYNH BRIAN & MEGGAN
65335 RIVER GLEN PKWY
YULEE, FL 32097

2023

13-2N-26-1832-0188-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

HARDIE BRD 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

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

20

30

6

578

PTO

70

5

4

386

TOTALS

2,366

2,097

202,172

EXTRA FEATURES

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

675.00

SF

5.20

5.20

100

2022

2022

3

100

3,510

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

11/03/2022

BY

KW

Total Acres:

0.00

Total Land Value:

55,000

Market:

0

Agricultural:

0

Common:

55,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,097

106.8200

96.41

202,172

2022

2022

0

0

0.00

100.00

1 SINGLE FAM - 100% - 2023

Heated Area: 1856

HX Base Yr 2023

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

202,172

TOTAL MARKET OB/XF VALUE

3,510

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

260,682

SOH/AGL Deduction

0

ASSESSED VALUE

260,682

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

210,682

TOTAL JUST VALUE

260,682

NCON VALUE

205,682

INCOME VALUE

PREVIOUS YEAR MKT VALUE

55,000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2598/1018

10/24/2022

SW Q

I

02

330,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:HUYNH BRIAN & MEGGA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 PTO=[YR=2022] N7 W10 S7 E10\$ W24 S59 E13
N1 FOP=[YR=2022] E5 FGR=[YR=2022] S1 E21 N20 W21 S19\$ N4 W5
S4\$ N4 E5 N15 E21 N39\$.