

FAIRLEY ARTHUR LYNNDAL E JR/YOUNG ARIAL
65343 RIVER GLEN PKWY
YULEE, FL 32097

2023

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories
Units
Occupancy

31
03
03
05
08
14
03
04

3 100
2 100
02
1.
00

HARDIE BRD 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
SHT VINYL 50
CARPET 50
CENTRAL 100
AIR DUCTED 100

3 100
2 100
WOOD FRAME 100
1. 1. 100
0 100
NONE 100

TOTALS

2,250

1,961

189,060

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 0 0 0 723.00 SF 5.20 5.20 100 2022 2022 3 100 3,760

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,961 106.8200 96.41 189,060 2022 2022 0 0 0 0.00 100.00

1 SINGLE FAM - 0% - 2023 Heated Area: 1711 HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 189,060
TOTAL MARKET OB/XF VALUE 3,760
TOTAL LAND VALUE - MARKET 55,000
TOTAL MARKET VALUE 247,820
SOH/AGL Deduction 0
ASSESSED VALUE 247,820
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 247,820
TOTAL JUST VALUE 247,820
NCON VALUE 192,820
INCOME VALUE
PREVIOUS YEAR MKT VALUE 55,000

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2600/1213 10/31/2022 SW Q Q I 01 347,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: FAIRLEY ARTHUR LYNN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 PT0=[YR=2022] N7 W10 S7 E10\$ W14 S57 E11 FOP=[YR=2022] S2 E7 N2 FGR=[YR=2022] E20 N20 W21 S20 E1\$ W1 N7 W5 S7 W1\$ E1 N7 E5 N13 E21 N37\$.

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 0 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