

LOT 210
RIVER GLEN PH 4B OR 2504/1857

WOOD STEVEN T & LIZA M
65437 RIVER GLEN PKWY
YULEE, FL 32097

2023

13-2N-26-1832-0210-0000



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	2,097	106.8200	96.41	202,172	2022	2022	0	0	0.00	100.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1856													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	08	SHT VINYL 40																											
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			65437 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	0810	CONCRETE A	0	0	0	0		714.00	SF 6.50	100	2022	2022	3	100	4,641														
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\$.																													
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	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 12/28/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																													