

SALAS CYNTHIA
65418 RIVER GLEN PKWY
YULEE, FL 32097

2023

13-ZK-Z0-1832-0231-0000

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 HARDIE BRD 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
08 SHT VINYL 50
14 CARPET 50
03 CENTRAL 100
04 AIR DUCTED 100

4 100
2 100
02 WOOD FRAME 100

1. 1. 100
 0 100
00 NONE 100

TOTALS

2,3562,094201,883

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B000763.00SF5.205.201002022202231003,968

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCC ZONEFRONTDEPTHTOT LND UTSD TDP TH FACT% COND TOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000100CSFR0PUD0.000.001.00UT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE

12/19/2022BY KWTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA
0100012,094

TOT ADJ PTS
106.8200

EFF. BASE RATE
96.41

REPL. COST NEW
201,883

A Y B
2022

EYB
2022

ECONFNCT
00

NORM
0.00

% COND
100.00

VALUATION SUMMARY

VALUATION BYTax Group: 4Tax Dist:

BUILDING MARKET VALUE201,883

TOTAL MARKET OB/XF VALUE3,968

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE260,851

SOH/AGL Deduction0

ASSESSED VALUE260,851

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE260,851

TOTAL JUST VALUE260,851

NCON VALUE205,851

INCOME VALUE

PREVIOUS YEAR MKT VALUE55,000

SUBAREA MARKET VALUE

FGRBASPTO

202220222022

22,271178,937386

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2611/023212/29/2022SWQI01335,000

GRANTOR:D R HORTON INC-JACKSON

GRANTEE:SALAS CYNTHIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 PT0=[YR=2022] N7 W10 S7 E10\$ W25 S39
FGR=[YR=2022] S20 E21 N3 FOP=[YR=2022] E5 N2 W5 S2\$ N17
W21\$ E21 S15 E5 S5 E13 N59 \$.