



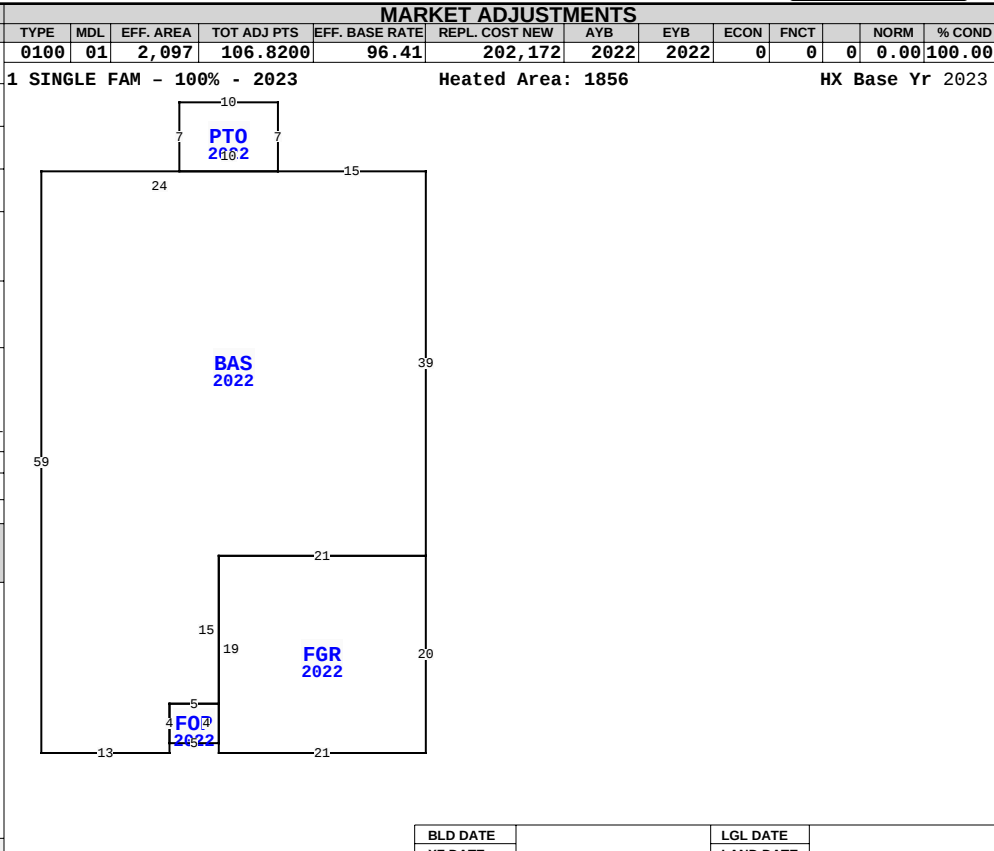
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
1	0811	CONCRETE B	0 100	0	0	646.00	SF	5.20	5.20	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	UT	1.00



65370 RIVER GLEN PKWY, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
3,359											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		202,172	
TOTAL MARKET OB/XF VALUE		3,359	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		260,531	
SOH/AGL Deduction		0	
ASSESSED VALUE		260,531	
TOTAL EXEMPTION VALUE		HX HB VX XM	
BASE TAXABLE VALUE		205,531	
TOTAL JUST VALUE		260,531	
NCON VALUE		205,531	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017964	CO ISSUED	0	10/28/2022
21017964	NEW CONSTR	303,734	12/29/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2600/0400	10/31/2022	SW	Q	I	01
SALE PRICE					
356,000					

GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: MATHIEU JOSHUA MARC					

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\$.											