LOT 260
RIVER GLEN PH 4B OR 2504/1857

CHIN O'BRIEN N & KEMEISHA
65330 RIVER GLEN PKWY
YULEE, FL 32097

2023

13-2N-26-1832-0260-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

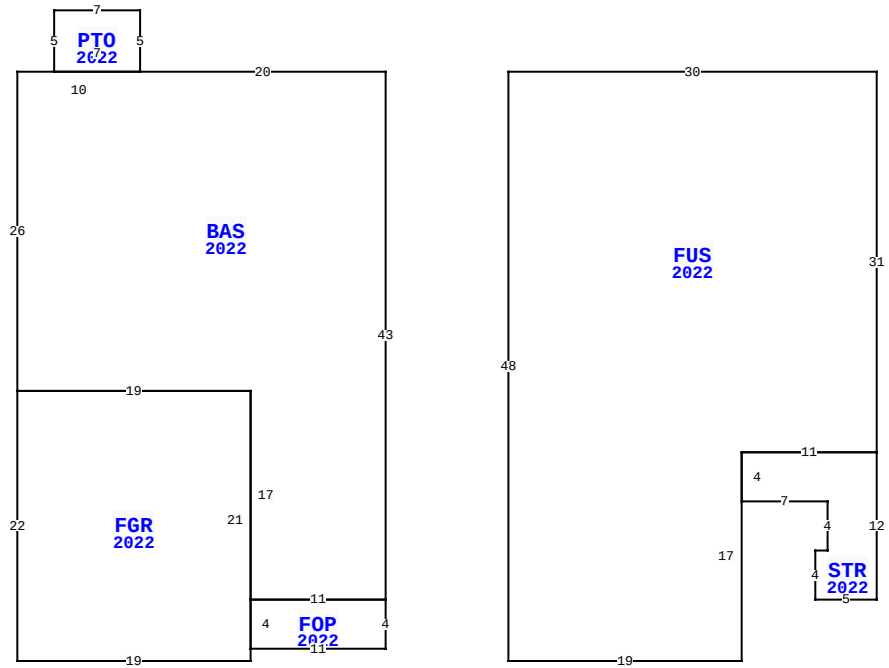
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	967	91,323
FGR	418	55	230	21,721
FOP	44	30	13	1,228
FUS	1,253	100	1,253	118,333
PTO	35	5	2	189
STR	80	10	8	756
TOTALS	2,797		2,473	233,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	104.6400	94.44	233,550	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2220 HX Base Yr 2023



65330 RIVER GLEN PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,550
TOTAL MARKET OB/XF VALUE		3,494
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		292,044
SOH/AGL Deduction		0
ASSESSED VALUE		292,044
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,044
TOTAL JUST VALUE		292,044
NCON VALUE		237,044
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016499	CO ISSUED	0	11/18/2022
21016499	NEW CONSTR	353,592	11/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0101	12/07/2022	SW	Q	I	01	360,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: CHIN O'BRIEN NATHAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 PTO=[YR=2022] N5 W7 S5 E7$ W10 S26 FGR=[YR=2022] S22 E19 N1 FOP=[YR=2022] E11 N4 W11 S4$ N21 W19$ E19 S17 E11 N43$ PTR= E10 FUS=[YR=2022] E30 S31 STR=[YR=2022] S12 W5 N4 E1 N4 W7 N4 E11$ W11 S17 W19 N48$ W10$.

EXTRA FEATURES

LN	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	672.00	SF	5.20	5.20	100	2022	2022	3	100	3,494	

LAND DESCRIPTION

TOTAL OB/XF 3,494

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	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 12/19/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS