LOT 267
RIVER GLEN PH 4A OR 2466/344

ROWAN DENNIS A & ROSEMARY ELIZABETH
65274 RIVER GLEN PKWY
YULEE, FL 32097

2023

13-2N-26-1832-0267-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

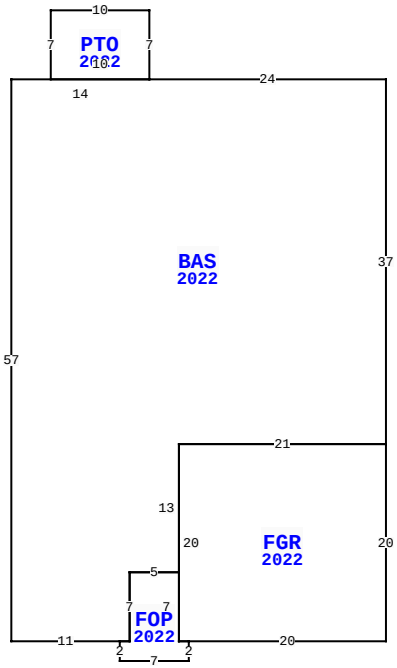
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	164,958
FGR	420	55	231	22,271
FOP	49	30	15	1,446
PTO	70	5	4	386
TOTALS	2,250		1,961	189,060

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 – 100% - 2023 Heated Area: 1711 HX Base Yr 2023



65274 RIVER GLEN PKWY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,060
TOTAL MARKET OB/XF VALUE		3,593
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		247,653
SOH/AGL Deduction		51,340
ASSESSED VALUE		196,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,313
TOTAL JUST VALUE		247,653
NCON VALUE		191,937
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014143	CO ISSUED	0	08/29/2022
21014143	NEW CONSTR	248,222	10/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1321	8/31/2022	SW	Q	I	01	299,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: ROWAN DENNIS ALAN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 PTO=[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$.

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	691.00	SF	5.20	5.20	100	2022	2022	3	100	3,593	

LAND DESCRIPTION

TOTAL OB/XF 3,593

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	000134	C	SFR POND	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 11/08/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS