

LOT 271
RIVER GLEN PH 4A OR 2466/344

CHARLOT ABEL & FRADRIQUE
65242 RIVER GLEN PKWY
YULEE, FL 32097

2023

13-2N-26-1832-0271-0000



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		5 100		
Bathrooms		3 100		
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	1,058	100	1,058	100,827
FGR	420	55	231	22,014
FOP	120	30	36	3,431
FUS	1,436	100	1,436	136,851
PTO	70	5	4	381
STR	52	10	5	477
TOTALS	3,156		2,770	263,981

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,770	105.6000	95.30	263,981	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023						Heated Area: 2494		HX Base Yr 2023			
The floor plan diagram illustrates the layout of a single-family home with the following areas and dimensions: BAS 2022 (Basement): A large rectangular area with dimensions 37 (width) and 36 (height). FGR 2022 (Front Garage): A rectangular area attached to the left side of the basement, with dimensions 21 (width) and 20 (height). FOP 2022 (Front Porch): A small rectangular area at the bottom center, with dimensions 6 (width) and 2 (height). FUS 2022 (Front Yard): A large rectangular area on the right side, with dimensions 39 (width) and 36 (height). STR 2022 (Structure): A small rectangular area at the bottom left of the front yard, with dimensions 13 (width) and 4 (height). PTO 2022 (Patio): A small rectangular area at the top center, with dimensions 10 (width) and 7 (height). Additional dimensions and labels include: 20 (left side of basement), 14 (right side of garage), 13 (width of porch), 19 (bottom width of porch area), 16 (left side of front yard), 21 (bottom width of front yard), 18 (right side of front yard), 4 (right side of structure), and 6 (bottom width of front yard).											
BLD DATE					LGL DATE						
XF DATE					LAND DATE						