LOT 274
RIVER GLEN PH 4A OR 2466/344

THOMAS GERALD & APRIL M
65218 RIVER GLEN PKWY
YULEE, FL 32097

**2023**

**13-2N-26-1832-0274-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

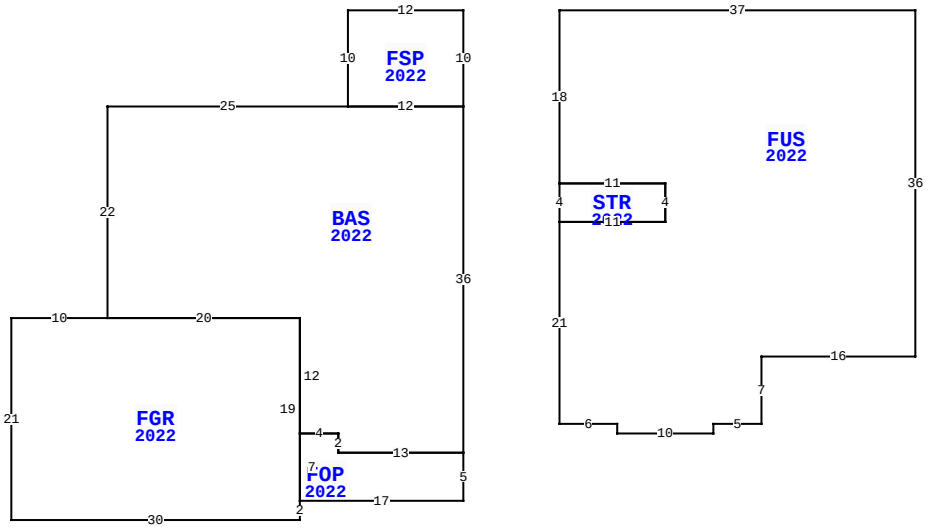
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,044 | 100 | 1,044 | 104,682 |
| FGR | 630 | 55 | 346 | 34,693 |
| FOP | 93 | 30 | 28 | 2,808 |
| FSP | 120 | 40 | 48 | 4,813 |
| FUS | 1,445 | 100 | 1,445 | 144,890 |
| STR | 44 | 10 | 4 | 401 |
| TOTALS | 3,376 | | 2,915 | 292,287 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,915 | 111.1080 | 100.27 | 292,287 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2489 HX Base Yr 2023




65218 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 | | 292,287 |
| TOTAL MARKET OB/XF VALUE | | 4,760 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 352,047 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 352,047 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 297,047 |
| TOTAL JUST VALUE | | 352,047 |
| NCON VALUE | | 297,047 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 55,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21012819 | CO ISSUED | 0 | 09/22/2022 |
| 21012819 | NEW CONSTR | 400,595 | 09/23/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2596/0546 | 10/11/2022 | SW | Q | I | 01 | 429,800 |

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: THOMAS GERALD D & A

### BUILDING NOTES

### BUILDING DIMENSIONS

FSP=[YR=2022] W12 S10 BAS=[YR=2022] W25 S22 FGR=[YR=2022] W10 S21 E30 N2 FOP=[YR=2022] E17 N5 W13 N2 W4 S7$ N19 W20$ E20 S12 E4 S2 E13 N36 W12$ E12 N10$ PTR= E10 FUS=[YR=2022] E37 S36 W16 S7 W5 S1 W10 N1 W6 N21 STR=[YR=2022] N4 E11 S4 W11$ E11 N4 W11 N18$ 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,190.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 100 | 4,760 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,760

| 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