LOT 300
RIVER GLEN PHASE 2 OR 2452/929

GONCALVES HECTOR F LOPEZ/CUMARE OSIRIS DE LOS ANGE
65450 CRESTED HERON CT
YULEE, FL 32097

2023

13-2N-26-1832-0300-0000

BUILDING CHARACTERISTICS

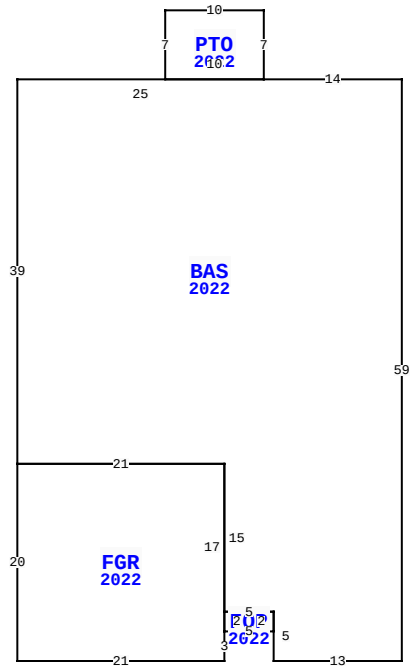
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	10	30	3	289
PTO	70	5	4	386
TOTALS	2,356		2,094	201,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	106.8200	96.41	201,883	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1856 HX Base Yr



65450 CRESTED HERON CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,883
TOTAL MARKET OB/XF VALUE	4,789
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	261,672
SOH/AGL Deduction	0
ASSESSED VALUE	261,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,672
TOTAL JUST VALUE	261,672
NCON VALUE	206,672
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005279	CO ISSUED	0	02/25/2022
21007490	NEW CONSTR	266,727	06/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/0891	3/09/2022	WD	Q	I	01	298,900

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: GONCALVES HECTOR F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 PTO=[YR=2022] N7 W10 S7 E10$ W25 S39
FGR=[YR=2022] S20 E21 N3 FOP=[YR=2022] E5 N2 W5 S2$ N17
W21$ E21 S15 E5 S5 E13 N59 $.

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	0	0	0	921.00	SF	5.20	5.20	100	2022	2022	3	100	4,789	

LAND DESCRIPTION

TOTAL OB/XF 4,789

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	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/25/2022 BY HS Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS