LOT 6
RIVER GLEN #1 PB 7/263

CASE JAMES & RACHEL S
65037 RIVER GLEN PKWY
YULEE, FL 32097

2024

11-2N-26-1830-0006-0000

BUILDING CHARACTERISTICS

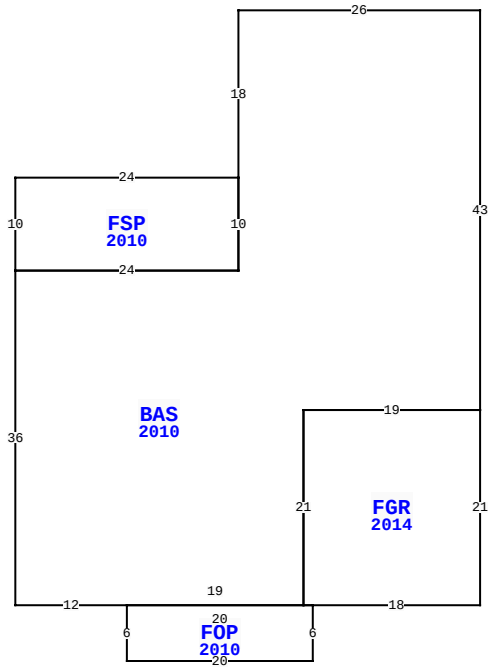
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,129	100	2,129	206,606
FGR	399	55	219	21,253
FOP	120	30	36	3,493
FSP	240	40	96	9,316
TOTALS	2,888		2,480	240,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,480	109.2480	103.79	257,399	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 0 Heated Area: 2129 HX Base Yr



65037 RIVER GLEN PKWY, YULEE

BLD DATE	01/08/2010	KK	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	240,668
TOTAL MARKET OB/XF VALUE	2,635
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	298,303
SOH/AGL Deduction	0
ASSESSED VALUE	298,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,303
TOTAL JUST VALUE	298,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22780	CO ISSUED	0	12/29/2011
E22037	ELEC OTHER	2,200	08/01/2009
R12053	REPAIR/RRF	3,500	08/01/2009
M14759	MECH OTHER	0	08/01/2009
P13893	OTHER	0	08/01/2009
B22780	NEW CONSTR	189,024	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/1990	3/10/2021	WD	Q	I	01	249,900
GRANTOR: STARNES EDMUND W & MI						
GRANTEE: CASE JAMES & RACHEL						
1873/0114	8/08/2013	SW	Q	I	02	180,000
GRANTOR: MFC MORTGAGE INC OF F						
GRANTEE: STARNES EDMUND W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W26 S18 FSP=[YR=2010] W24 S10 E24 N10$ S10 W24 S36 E12 FOP=[YR=2010] S6 E20 N6 FGR=[YR=2014] E18 N21 W19 S21 E1$ W20$ E19 N21 E19 N43$.

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	523.00	SF	5.20	5.20	100	2010	2010	3	91	2,475	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2010	2010	3	91	160	

LAND DESCRIPTION

TOTAL OB/XF 2,635

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	0	0003	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS