LOT 7
RIVER GLEN #1 PB 7/263

HALE ANTHONY CHRISTOPHER/GRISWOLD SARAH
65041 RIVER GLEN PKWY
YULEE, FL 32097

2024

11-2N-26-1830-0007-0000

BUILDING CHARACTERISTICS

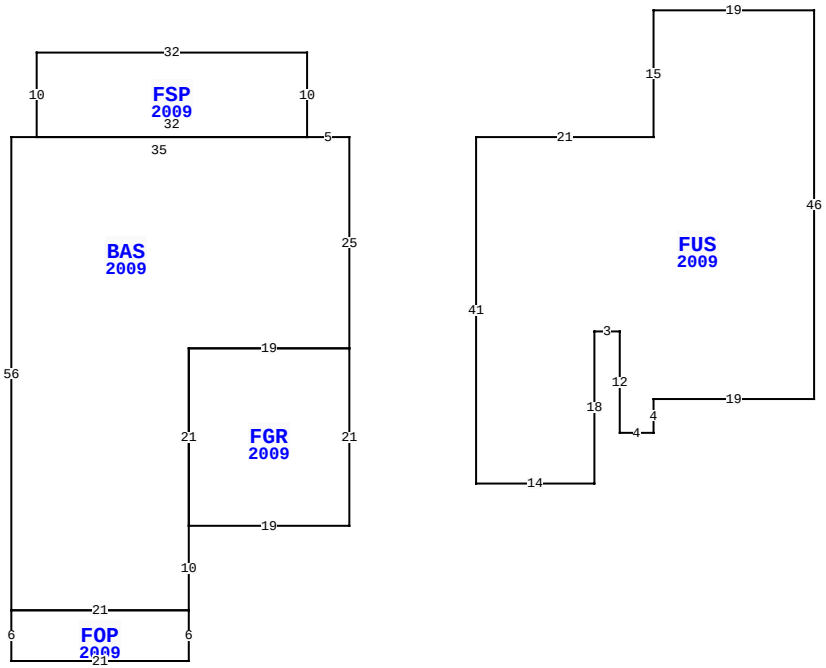
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,651	100	1,651	139,816
FGR	399	55	219	18,546
FOP	126	30	38	3,218
FSP	320	40	128	10,840
FUS	1,657	100	1,657	140,324
TOTALS	4,153		3,693	312,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,693	95.8500	91.06	336,285	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2024 Heated Area: 3308 HX Base Yr 2024



65041 RIVER GLEN PKWY, YULEE

BLD DATE	09/23/2009 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		312,745
TOTAL MARKET OB/XF VALUE		3,266
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		371,011
SOH/AGL Deduction		0
ASSESSED VALUE		371,011
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		321,011
TOTAL JUST VALUE		371,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22593	CO ISSUED	0	11/01/2009
B22593	NEW CONSTR	273,174	06/01/2009
M14634	MECH OTHER	0	06/01/2009
P13817	OTHER	0	06/01/2009
R11940	REPAIR/RRF	2,400	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/0615	4/22/2022	WD	Q	I	01	465,000
GRANTOR: CORSI DANIEL L & MELA						
GRANTEE: HALE ANTHONY C & SA						
1712/0036	11/23/2010	WD	Q	I	01	218,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: CORSI DANIEL L & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W5 FSP=[YR=2009] N10 W32 S10 E32$ W35 S56
FOP=[YR=2009] S6 E21 N6 W21$ E21 N10 FGR=[YR=2009] E19 N21
W19 S21$ N21 E19 N25$ PTR=E15 FUS=[YR=2009] E21 N15 E19 S46
W19 S4 W4 N12 W3 S18 W14 N41$ W15$.

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	664.00	SF	5.20	5.20	100	2009	2009	3	90	3,108	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2009	2009	3	90	158	

LAND DESCRIPTION

TOTAL OB/XF 3,266

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	000100	C	SFR	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 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