LOT 14
IN OR 2184/856
RIVER GLEN #1 PB 7/263

NAUMOW JEFFREY & HEIDI
65062 RIVER GLEN PKWY
YULEE, FL 32097

2024

11-2N-26-1830-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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	04	ROOF TOP 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

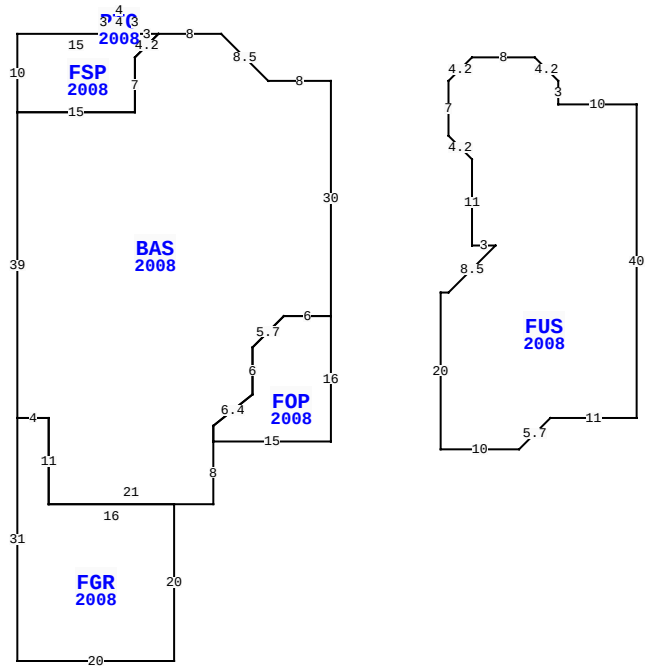
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	1,844	156,532
FGR	444	55	244	20,713
FOP	172	30	52	4,414
FSP	155	40	62	5,263
FUS	1,044	100	1,044	88,622
PTO	12	5	1	85
TOTALS	3,671		3,247	275,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,247	96.6000	91.77	297,977	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2888 HX Base Yr 2019



65062 RIVER GLEN PKWY, YULEE

BLD DATE	08/28/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,629
TOTAL MARKET OB/XF VALUE		5,692
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		336,321
SOH/AGL Deduction		91,152
ASSESSED VALUE		245,169
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,169
TOTAL JUST VALUE		336,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13832	MECH OTHER	0	05/01/2008
C21283	CO ISSUED	0	04/01/2008
P13159	OTHER	0	04/01/2008
E20707	ELEC OTHER	2,000	04/01/2008
R11174	REPAIR/RRF	2,239	04/01/2008
B21283	NEW CONSTR	236,214	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/0856	3/13/2018	WD	Q	I	01	275,000
GRANTOR: DANIELS TODD P						
GRANTEE: NAUMOW JEFFREY & HE						
1724/1062	1/20/2011	WD	U	I	38	175,000
GRANTOR: SHAFER JOHN M & LISA						
GRANTEE: DANIELS TODD P & ER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 U6 L6 W8 FSP=[YR=2008] W3 PTO=[YR=2008] N3 W4 S3 E4$ W15 S10 E15 N7 U3 R3 $ L3 D3 S7 W15 S39 FGR=[YR=2008] S31 E20 N20 W16 N11 W4$ E4 S11 E21 N8 FOP=[YR=2008] E15 N16 W6 D4 L4 S6 D4 L5 S2$ N2 R5 U4 N6 U4 R4 E6 N30$ PTR=E15 FUS=[YR=2008] U3 R3 E8 D3 R3 S3 E10 S40 W11 D4 L4 W10 N20 E1 U6 R6 W3 N11 U3 L3 N7$ 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	975.00	SF	5.20	5.20	100	2008	2008	3	89	4,512	
2	0810	CONCRETE A	0	100	51	4	204.00	SF	6.50	6.50	100	2008	2008	3	89	1,180	

LAND DESCRIPTION

TOTAL OB/XF 5,692

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	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