

LOT 8
RIVER GLEN PH 4A OR 2466/344

CONRAD LINDA KAREN
70345 WINDING RIVER DR
YULEE, FL 32097

2024

13-2N-26-1832-0008-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 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	1,804	100	1,804	191,801
FGR	392	55	216	22,965
FOP	92	30	28	2,977
FOP	120	30	36	3,828
TOTALS	2,408		2,084	221,571

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	778.00	SF	5.20	5.20	100	2022	2022	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,084	111.9160	106.32	221,571	2022	2022	0	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023														
Heated Area: 1804														
HX Base Yr 2023														

70345 WINDING RIVER DR, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

TOTAL OB/XF														
4,046														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1
4														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										221,571				
TOTAL MARKET OB/XF VALUE										4,046				
TOTAL LAND VALUE - MARKET										55,000				
TOTAL MARKET VALUE										280,617				
SOH/AGL Deduction										3,001				
ASSESSED VALUE										277,616				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										227,616				
TOTAL JUST VALUE										280,617				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										269,530				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011202	CO ISSUED	0	08/26/2022
21011202	NEW CONSTR	260,190	08/24/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2587/1968	8/29/2022	SW	Q	I	01	344,300			

GRANTOR: D R HORTON INC-JACKSO									
GRANTEE: CONRAD LINDA KAREN									

BUILDING DIMENSIONS														
FOP=[YR=2022] W12 S10 BAS=[YR=2022] W27 S55 E12														
FOP=[YR=2022] S6 E8 N1 FGR=[YR=2022] E19 N19 W6 N2 W10 S4														
W4 S17 E1\$ W1 N12 W7 S7\$ N7 E7 N5 E4 N4 E10 S2 E6 N41 W12\$														
E12 N10\$.														