

TRACT M
OPEN SPACE
RIVER GLEN PHASE 2 OR 2452/929

RIVER GLEN CDD
3434 COLWELL AVENUE STE 200
TAMPA, FL 33614

2024

13-2N-26-1832-000M-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION					VALUATION SUMMARY					STANDARD					PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD												
														BUILDING MARKET VALUE			0												
														TOTAL MARKET OB/XF VALUE			0												
														TOTAL LAND VALUE - MARKET			100												
														TOTAL MARKET VALUE			100												
														SOH/AGL Deduction			0												
														ASSESSED VALUE			100												
														TOTAL EXEMPTION VALUE			0												
														BASE TAXABLE VALUE			100												
														TOTAL JUST VALUE			100												
														NCON VALUE			0												
														INCOME VALUE			0												
														PREVIOUS YEAR MKT VALUE			100												
DOR CODE 0005 COMMON S/D LANDS																													
MAP NUM MKT AREA 05																													
NEIGHBORHOOD/LOC 5009.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES LAGOON FOREST DR, YULEE																													
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
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	OB/XF MKT VALUE	NOTES													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100												
REVIEW DATE 05/12/2021 BY HG Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS																													