

LOT 19
RIVER GLEN PH 5A OR 2510/1956

CASTEJON LACEY
70433 WINDING RIVER DR
YULEE, FL 32097

2024

13-2N-26-1832-0019-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,522	108.9600	103.51	261,052	2022	2022	0	0	0	0.00	100.00	STANDARD																									
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024										Heated Area: 2155					HX Base Yr 2024																							
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	11	CLAY TILE 50																																							
Interior Floor	14	CARPET 50																																							
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	2,155	100	2,155	223,064																																					
FGR	560	55	308	31,881																																					
FOP	55	30	16	1,656																																					
FOP	144	30	43	4,451																																					
TOTALS			2,914	2,522	261,052	70433 WINDING RIVER DR, YULEE																																			
EXTRA FEATURES													BLD DATE					LGL DATE																							
													XF DATE					LAND DATE																							
													INC 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																									
1	0810	CONCRETE A	0 100	0	0	493.00	SF	6.50	6.50	100	2022	2022	3	100	3,205																										
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