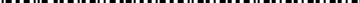


**BRILLANT HERNES/JOHNSON JULIE L**  
**70441 WINDING RIVER DR**  
**YULEE, FL 32097**

# 2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 5

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units1.1. 100  
0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5009.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,2981002,298237,774

FGR4005522022,763

FOP5430161,656

FSP13040525,380

TOTALS2,8822,586267,573

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100012,586108.9120103.47267,573202320230000.00100.00

1 SINGLE FAM - 100% - 2024Heated Area: 2298HX Base Yr

10301313101051612011206696143

FSP2023

BAS2023

FGR2023

FOP2023

BLD DATEXF DATEINC DATEYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

70441 WINDING RIVER DR, YULEE

LAND DESCRIPTIONTOTAL OB/XF6,391

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTUNITYPETH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000135CSFR CNSVTN100PUD0.000.001.00UT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/17/2023BYKWTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE267,573

TOTAL MARKET OB/XF VALUE6,391

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE328,964

SOH/AGL Deduction0

ASSESSED VALUE328,964

TOTAL EXEMPTION VALUE13328,964

BASE TAXABLE VALUE0

TOTAL JUST VALUE328,964

NCON VALUE273,964

INCOME VALUE

PREVIOUS YEAR MKT VALUE55,000

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2620/06572/17/2023SW Q Q I 01402,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:BRILLANT HERNS & JU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=120,0] E30 S51 W20 S11 W6 S9 S3 W14 N61 E10 N13 \$  
FGR=[YR=2023;ORIG=130,51] E20 S20 W20 N9 N11 \$  
FSP=[YR=2023;ORIG=120,13] W10 N13 E10 S13 \$  
FOP=[YR=2023;ORIG=124,62] E6 S9 W6 N9 \$  
.