



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	03	PLASTER 100
Interior Floo	11	CLAY TILE 50
Interior Floo	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

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	2,116	100	2,116	224,825
FGR	560	55	308	32,725
FOP	55	30	16	1,700
FSP	144	40	58	6,163
TOTALS	2,875		2,498	265,412

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,107.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	155.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,498	111.8400	106.25	265,412	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024											
Heated Area: 2116											
HX Base Yr 2024											

FSP 2023

BAS 2023

FGR 2023

FOP 2023

70497 WINDING RIVER DR, YULEE											
TOTAL OB/XF 11,016											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,412	
TOTAL MARKET OB/XF VALUE		11,016	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		331,428	
SOH/AGL Deduction		96,391	
ASSESSED VALUE		235,037	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		185,037	
TOTAL JUST VALUE		331,428	
NCON VALUE		276,428	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013444	CO ISSUED	0	03/01/2023
22001193	NEW CONSTR	357,355	01/20/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2625/1982	3/16/2023	SW	Q	I	02
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: MAVILA SONIA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=40,0] E23 S54 W28 S14 W11 N59 E16 N9 \$											
FSP=[YR=2023;ORIG=40,9] W16 N9 E16 S9 \$											
FOP=[YR=2023;ORIG=24,68] E11 S5 W11 N5 \$											
FGR=[YR=2023;ORIG=35,54] E28 S20 W28 N1 N5 N14 \$											