LOT 86
RIVER GLEN PHASE 5B OR 2574/93

**TUTEN JACOB SCOTT & NEELY EUGINA II**
70606 TURTLE CREEK CT
YULEE, FL 32097

**2024**

**13-2N-26-1832-0086-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

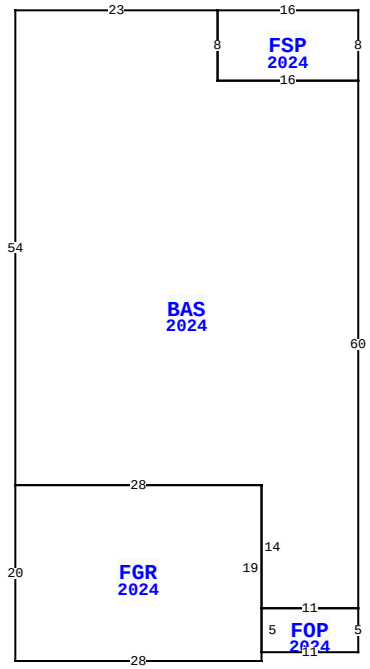
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 2,132 | 100 | 2,132 | 220,683 |
| FGR | 560 | 55 | 308 | 31,881 |
| FOP | 55 | 30 | 16 | 1,656 |
| FSP | 128 | 40 | 51 | 5,279 |
| TOTALS | 2,875 | | 2,507 | 259,500 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,507 | 108.9600 | 103.51 | 259,500 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2132 HX Base Yr 2024




70606 TURTLE CREEK CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/12/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 259,500 |
| TOTAL MARKET OB/XF VALUE | | 4,832 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 319,332 |
| SOH/AGL Deduction | | 76,731 |
| ASSESSED VALUE | | 242,601 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 192,601 |
| TOTAL JUST VALUE | | 319,332 |
| NCON VALUE | | 264,332 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 55,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23-03816 | CO | | 11/02/2023 |
| 23003816 | NEW CONSTR | 402,521 | 03/22/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2680/1838 | 11/21/2023 | SW | Q | I | 01 | 381,000 |

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: TUTEN JACOB SCOTT &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-16,0] W23 S54 E28 S14 E11 N60 W16 N8 $
FGR=[YR=2024;ORIG=-39,54] S20 E28 N1 N19 W28 $
FSP=[YR=2024;ORIG=0,0] W16 S8 E16 N8 $
FOP=[YR=2024;ORIG=-11,73] E11 N5 W11 S5 $
.

## EXTRA FEATURES

| LN | 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,208.00 | SF | 4.00 | 4.00 | 100 | 2024 | 2023 | | 100 | 4,832 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,832

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 12/15/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS