

LOT 116
RIVER GLEN PH 5A OR 2510/1956

BRIGHTSHUE WAYNE SYLVESTER IV & DANIELLE
3171 DEHESA RD
EL CAJON, CA 92019

2024

13-2N-26-1832-0116-0000



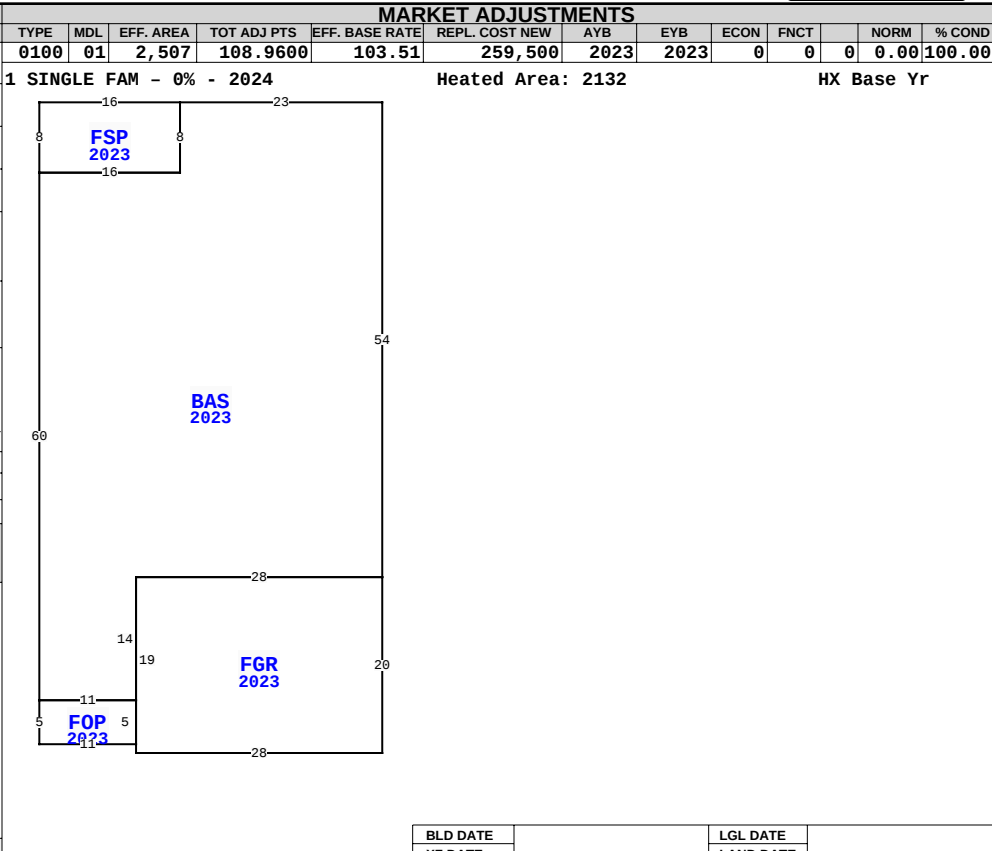
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0810	CONCRETE A	0	0	0	0	1,182.00	SF	6.50	6.50	100	2023	2023	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00



66063 EDGEWATER DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF														
7,683														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					259,500				
TOTAL MARKET OB/XF VALUE					7,683				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					322,183				
SOH/AGL Deduction					0				
ASSESSED VALUE					322,183				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					322,183				
TOTAL JUST VALUE					322,183				
NCON VALUE					267,183				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					55,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013420	CO ISSUED	0	03/01/2023
22001189	NEW CONSTR	357,355	01/20/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2641/1760	5/17/2023	SW	Q	I	01	390,000			

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: BRIGHTSHUE WAYNE SY

BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=-23,0] E23 S54 W28 S14 W11 N60 E16 N8 \$														
FGR=[YR=2023;ORIG=0,54] S20 W28 N1 N19 E28 \$														
FSP=[YR=2023;ORIG=-39,0] E16 S8 W16 N8 \$														
FOP=[YR=2023;ORIG=-28,73] W11 N5 E11 S5 \$														