

LOT 160
RIVER GLEN PH 5A OR 2510/1956

STRUTT COLTON & JASMINE
70470 WINDING RIVER DR
YULEE, FL 32097

2024

13-2N-26-1832-0160-0000



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	2,087	113.1900	107.53	224,415	2022	2022	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024													Heated Area: 1812									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2024									
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	1,812	100	1,812	194,844																					
FGR	420	55	231	24,839																					
FOP	25	30	8	860																					
FOP	120	30	36	3,871																					
TOTALS			2,377		2,087	224,415																			
EXTRA FEATURES			70470 WINDING RIVER DR, YULEE																						
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	0811	CONCRETE B	0	100	0	0	731.00	SF	5.20	5.20	100	2022	2022	3	100	3,801									
2	0476	VF 6 SBPL	1	100	0	0	120.00	LF	32.00	32.00	100	2024	2023		100	3,840									
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300									
4	0462	ST/AL FNC	1	100	84	0	336.00	SF	10.00	10.00	100	2024	2023		100	3,360									
5	0463	FENCE GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300									
TOTAL OB/XF 11,601																									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								
REVIEW DATE 12/19/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS																									