LOT 162
RIVER GLEN PH 5A OR 2510/1956

ROUMELL AMBROSHIA L & DERRICK RAY CENTELMO
70454 WINDING RIVER DR
YULEE, FL 32097

2024

13-2N-26-1832-0162-0000

BUILDING CHARACTERISTICS

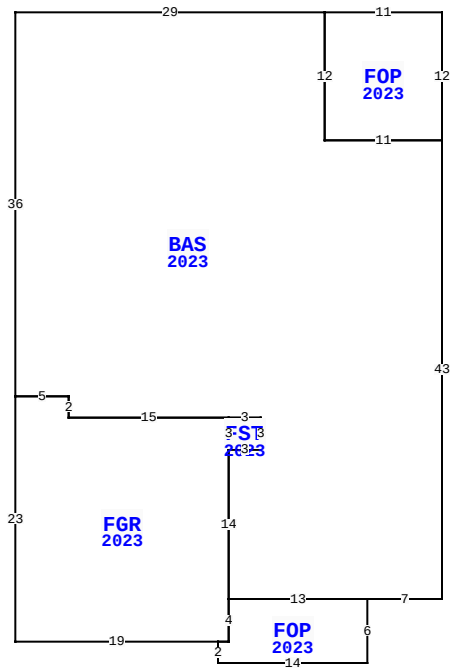
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,709	100	1,709	183,769
FGR	430	55	236	25,377
FOP	80	30	24	2,581
FOP	132	30	40	4,301
FST	9	55	5	538
TOTALS	2,360		2,014	216,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	113.1900	107.53	216,565	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1709 HX Base Yr 2024



70454 WINDING RIVER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,565
TOTAL MARKET OB/XF VALUE		3,552
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		275,117
SOH/AGL Deduction		0
ASSESSED VALUE		275,117
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		220,117
TOTAL JUST VALUE		275,117
NCON VALUE		220,117
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017978	CO ISSUED	0	01/17/2023
21017978	NEW CONSTR	284,344	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0483	1/24/2023	SW	Q	I	01	320,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: ROUMELL AMBROSHIA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=32,17] W29 S36 E5 S2 E15 E3 S3 W3 S14 E13 E7 N43 W11 N12 $
FGR=[YR=2023;ORIG=3,53] S23 E19 E1 N4 N14 N3 W15 N2 W5 $
FOP=[YR=2023;ORIG=32,29] E11 N12 W11 S12 $
FOP=[YR=2023;ORIG=23,72] S4 W1 S2 E14 N6 W13 $
FST=[YR=2023;ORIG=23,58] E3 N3 W3 S3 $
.

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	0811	CONCRETE B	0	100	0	0	683.00	SF	5.20	5.20	100	2024	2023		100	3,552	

LAND DESCRIPTION

TOTAL OB/XF 3,552

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	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 05/18/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS