



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,036	100	2,036	220,254
FGR	463	55	255	27,586
FOP	36	30	11	1,190
FOP	216	30	65	7,032
FST	15	55	8	865
TOTALS	2,766		2,375	256,928

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	697.00	SF	5.20	5.20	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	UT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,375	113.8760	108.18	256,928	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 2036											
HX Base Yr											

70366 WINDING RIVER DR, YULEE											
TOTAL OB/XF 3,624											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		256,928	
TOTAL MARKET OB/XF VALUE		3,624	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		315,552	
SOH/AGL Deduction		0	
ASSESSED VALUE		315,552	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		315,552	
TOTAL JUST VALUE		315,552	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		302,703	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007319	CO ISSUED	0	06/28/2022
21007319	NEW CONSTR	297,129	06/04/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2576/1818	7/08/2022	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: FARROHI ALIREZA CYR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2022] W24 BAS=[YR=2022] W16 S48 FGR=[YR=2022] S22 E21 N6 FOP=[YR=2022] E6 N6 W6 S6\$ N15 W9 FST=[YR=2022] W5 N3 E5 S3\$ N3 W5 S2 W7\$ E7 N2 E5 S3 E9 S9 E6 S11 E13 N60 W24 N9\$ S9 E24 N9\$.											