



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	08	SHT VINYL 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	1,856	100	1,856	188,347
FGR	420	55	231	23,442
FOP	10	30	3	304
PTO	70	5	4	406
TOTALS	2,356		2,094	212,499

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	106.8200	101.48	212,499	2022	2022	0	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1856 HX Base Yr 2023												
PTO 2022												
BAS 2022												
FGR 2022												
FOP 2022												
65319 RIVER GLEN PKWY, YULEE												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				212,499			
TOTAL MARKET OB/XF VALUE				3,760			
TOTAL LAND VALUE - MARKET				55,000			
TOTAL MARKET VALUE				271,259			
SOH/AGL Deduction				2,797			
ASSESSED VALUE				268,462			
TOTAL EXEMPTION VALUE				HX HB VX 55,000			
BASE TAXABLE VALUE				213,462			
TOTAL JUST VALUE				271,259			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				260,643			