LOT 196
RIVER GLEN PH 4B OR 2504/1857

GALICIA BRIAN LIONEL & LIZBETH ALEXANDRA
70013 MISTY LAKE CT
YULEE, FL 32097

2024

13-2N-26-1832-0196-0000

BUILDING CHARACTERISTICS

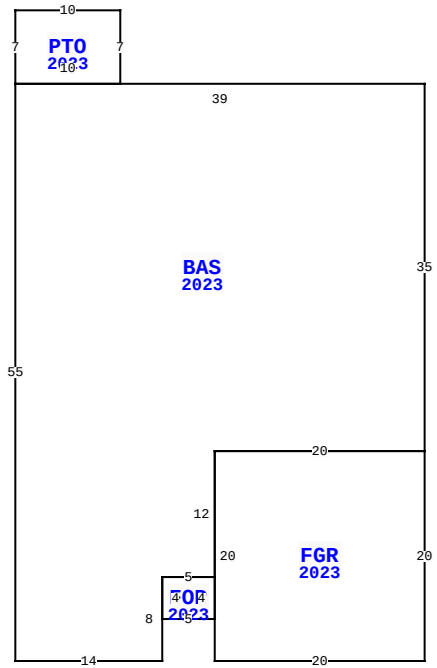
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,705	100	1,705	158,576
FGR	400	55	220	20,462
FOP	20	30	6	558
PTO	70	5	4	372
TOTALS	2,195		1,935	179,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	1,935	108.7800	103.34	199,963	2023	2023	0	0	10	0.00	90.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1705 HX Base Yr



70013 MISTY LAKE CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	179,967
TOTAL MARKET OB/XF VALUE	5,070
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	240,037
SOH/AGL Deduction	0
ASSESSED VALUE	240,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,037
TOTAL JUST VALUE	240,037
NCON VALUE	5,070
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013478	CO ISSUED	0	03/01/2023
22000873	NEW CONSTR	279,438	01/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2631/1341	4/13/2023	SW	Q	I	01	292,800

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: GALICIA BRIAN LIONE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] E39 S35 W20 S12 W5 S8 W14 N55 $
FGR=[YR=2023;ORIG=59,45] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=54,57] E5 S4 W5 N4 $
PTO=[YR=2023;ORIG=40,3] E10 S7 W10 N7 $
.

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	0810	CONCRETE A	0	0	0	0	780.00	SF	6.50	6.50	100	2023	2023		100	5,070	

LAND DESCRIPTION

TOTAL OB/XF 5,070

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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/27/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS