LOT 209
RIVER GLEN PH 4B OR 2504/1857

RAPER KAELA/PELTIER-STRUCK JAMES
65429 RIVER GLEN PKWY
YULEE, FL 32097

2024

13-2N-26-1832-0209-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

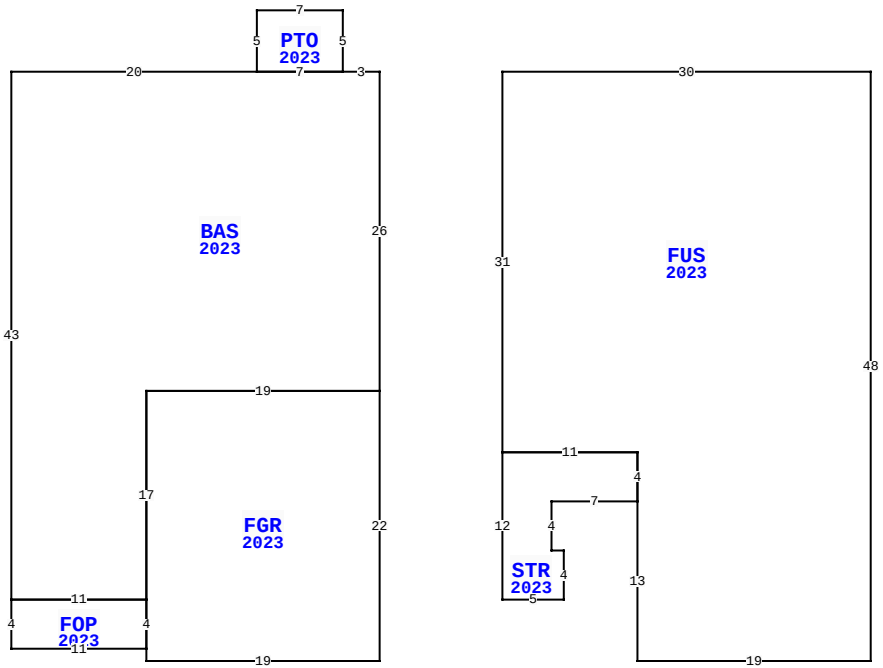
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	967	100	967	87,152
FGR	418	55	230	20,729
FOP	44	30	13	1,172
FUS	1,253	100	1,253	112,928
PTO	35	5	2	180
STR	80	10	8	721
TOTALS	2,797		2,473	222,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,473	105.4080	100.14	247,646	2023	2023	0	0	10	0.00	90.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2220 HX Base Yr



65429 RIVER GLEN PKWY, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,881
TOTAL MARKET OB/XF VALUE	4,576
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	282,457
SOH/AGL Deduction	0
ASSESSED VALUE	282,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,457
TOTAL JUST VALUE	282,457
NCON VALUE	227,457
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000559	CO ISSUED	0	01/25/2023
22000559	NEW CONSTR	353,592	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1322	7/08/2024	WD	Q	I	01	375,000
GRANTOR: SIVELS TAYLOR & DAMIY						
GRANTEE: RAPER KAELA						
2617/0825	1/31/2023	SW	Q	I	01	325,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SIVELS TAYLOR & DAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,0] W3 W7 W20 S43 E11 N17 E19 N26 $
FOP=[YR=2023;ORIG=20,43] E11 S4 W11 N4 $
FGR=[YR=2023;ORIG=50,26] W19 S17 S4 S1 E19 N22 $
PTO=[YR=2023;ORIG=47,0] W7 N5 E7 S5 $
FUS=[YR=2023;ORIG=60,0] E30 S48 W19 N13 N4 W11 N31 $
STR=[YR=2023;ORIG=60,31] E11 S4 W7 S4 E1 S4 W5 N12 $
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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	704.00	SF	6.50	6.50	100	2024	2023		100	4,576	

LAND DESCRIPTION

TOTAL OB/XF 4,576

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