LOT 216
RIVER GLEN PH 4B OR 2504/1857

GONZALES RONALD & CAROLINA
4263 HIGHBORNE DR NE
MARIETTA, GA 30066

2024

13-2N-26-1832-0216-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

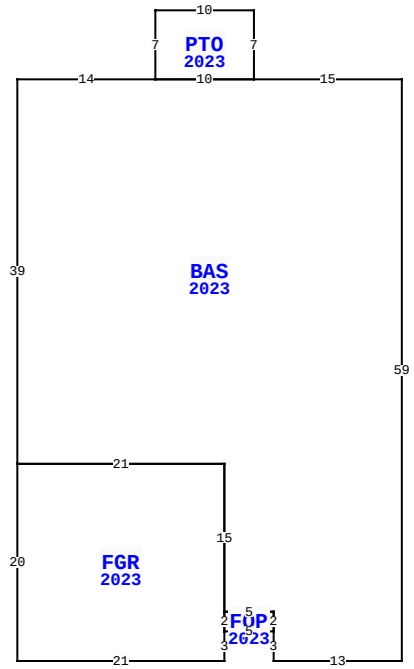
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	171,066
FGR	420	55	231	21,291
FOP	10	30	3	276
PTO	70	5	4	369
TOTALS	2,356		2,094	193,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,094	107.8000	102.41	214,447	2023	2023	0	0	10	0.00	90.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1856 HX Base Yr



65485 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	193,002
TOTAL MARKET OB/XF VALUE	4,927
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	252,929
SOH/AGL Deduction	0
ASSESSED VALUE	252,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,929
TOTAL JUST VALUE	252,929
NCON VALUE	197,929
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000571	CO ISSUED	0	02/22/2023
22000571	NEW CONSTR	303,734	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1373	2/23/2023	SW	Q	I	01	305,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: GONSALES RONALD & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=89,0] W15 W10 W14 S39 E21 S15 E5 S2 S3 E13 N59 $
FGR=[YR=2023;ORIG=71,39] W21 S20 E21 N3 N2 N15 $
PTO=[YR=2023;ORIG=74,0] W10 N7 E10 S7 $
FOP=[YR=2023;ORIG=76,54] W5 S2 E5 N2 $
.

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	758.00	SF	6.50	6.50	100	2023	2023		100	4,927	

LAND DESCRIPTION

TOTAL OB/XF 4,927

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 12/19/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS