LOT 219
RIVER GLEN PH 4B OR 2504/1857

VICKERS MATTHEW J & TAYLOR ANN
65509 RIVER GLEN PKWY
YULEE, FL 32097

2024

13-2N-26-1832-0219-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

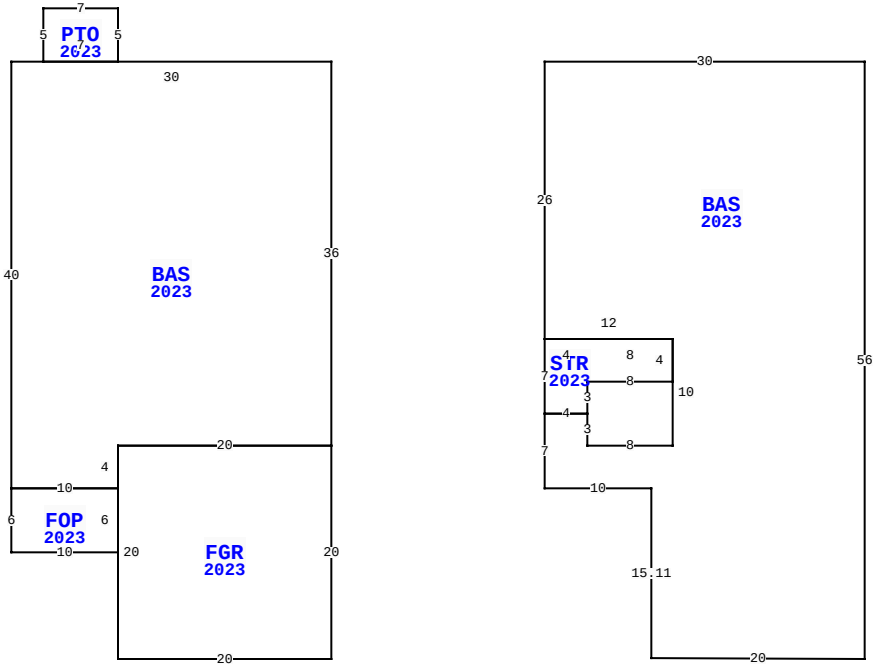
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,120	100	1,120	99,288
BAS	1,411	100	1,411	125,086
FGR	400	55	220	19,503
FOP	60	30	18	1,596
PTO	35	5	2	177
STR	60	10	6	532
TOTALS	3,086		2,777	246,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,777	103.6800	98.50	273,534	2023	2023	0	0	10	0.00	90.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2531 HX Base Yr 2024



65509 RIVER GLEN PKWY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,181
TOTAL MARKET OB/XF VALUE		8,518
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		309,699
SOH/AGL Deduction		0
ASSESSED VALUE		309,699
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		259,699
TOTAL JUST VALUE		309,699
NCON VALUE		8,518
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001331	CO ISSUED	0	03/01/2023
22003623	NEW CONSTR	395,685	03/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0649	3/23/2023	SW	Q	I	01	346,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: VICKERS MATTHEW JON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-10,-20] E30 S56 U0.1L20 N15.11 W10 N7 E4 S3 E8 N10 W12 N26 $
BAS=[YR=2023;ORIG=-60,-20] E30 S36 W20 S4 W10 N40 $
FGR=[YR=2023;ORIG=-50,16] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=-60,20] E10 S6 W10 N6 $
STR=[YR=2023;ORIG=-10,6] E4 E8 S4 W8 S3 W4 N7 $
PTO=[YR=2023;ORIG=-57,-25] E7 S5 W7 N5 $
.

EXTRA FEATURES

L N	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	100	0	0	644.00	SF	6.50	6.50	100	2023	2023		100	4,186	
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2023	2023		100	4,032	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,518

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		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