LOT 220
RIVER GLEN PH 4B OR 2504/1857

DAVIS BROOKS & JAMIE
65512 RIVER GLEN PKWY
YULEE, FL 32097

2024

13-2N-26-1832-0220-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

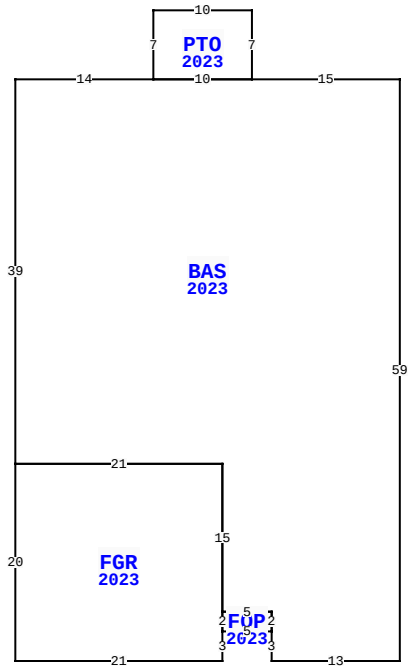
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



65512 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		12,232
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		260,234
SOH/AGL Deduction		0
ASSESSED VALUE		260,234
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,234
TOTAL JUST VALUE		260,234
NCON VALUE		205,234
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003645	CO ISSUED	0	04/04/2023
22003645	NEW CONSTR	303,734	03/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2633/1262	4/25/2023	SW	Q	I	01	315,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: DAVIS BROOKS & JAMI

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 $
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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	100	0	0	627.00	SF	6.50	6.50	100	2023	2023		100	4,076	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2023	2023		100	3,456	
3	0462	ST/AL FNC	0	100	0	0	440.00	SF	10.00	10.00	100	2023	2023		100	4,400	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,232

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	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