LOT 223
RIVER GLEN PH 4B OR 2504/1857

VARGAS ROBERT A/TIFA YARLENY PENA
65490 RIVER GLEN PKWY
YULEE, FL 32097

2024

13-2N-26-1832-0223-0000

BUILDING CHARACTERISTICS

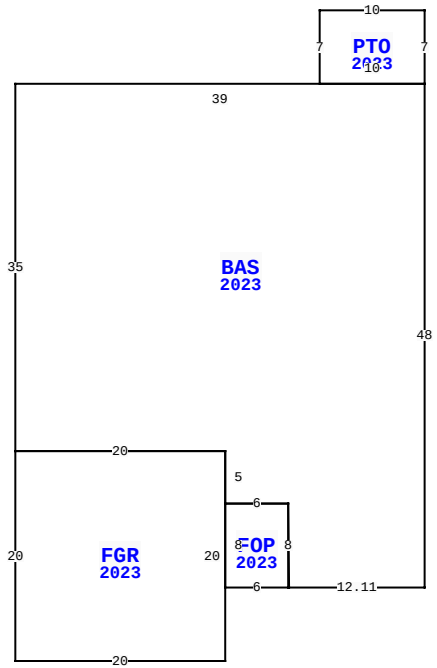
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,564	100	1,564	148,432
FGR	400	55	220	20,879
FOP	48	30	14	1,328
PTO	70	5	4	380
TOTALS	2,082		1,802	171,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	1,802	111.0000	105.45	190,021	2023	2023	0	0	10	0.00	90.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1564 HX Base Yr



65490 RIVER GLEN PKWY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	171,019
TOTAL MARKET OB/XF VALUE	5,259
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	231,278
SOH/AGL Deduction	0
ASSESSED VALUE	231,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,278
TOTAL JUST VALUE	231,278
NCON VALUE	5,259
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013526	CO ISSUED	0	03/01/2023
22001342	NEW CONSTR	259,062	01/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/0463	3/30/2023	SW	Q	I	01	277,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: VARGAS ROBERT A & Y

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=69,10] W39 S35 E20 S5 E6 D8R0.1 E12.11 N48 $
FGR=[YR=2023;ORIG=50,45] W20 S20 E20 N20 $
PTO=[YR=2023;ORIG=69,3] W10 S7 E10 N7 $
FOP=[YR=2023;ORIG=56,50] W6 S8 E6 N8 $
.

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	809.00	SF	6.50	6.50	100	2023	2023		100	5,259	

LAND DESCRIPTION

TOTAL OB/XF 5,259

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	000100	C	SFR	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