

LOT 228
RIVER GLEN PH 4B OR 2504/1857

HAYES YOLANDA & DEWAYNE D
65442 RIVER GLEN PKWY
YULEE, FL 32097

2024

13-2N-26-1832-0228-0000



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	14	CARPET 60		
Interior Floo	13	LVT/LAMNT 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	5 100		
Bathrooms		3 100		
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	1,058	100	1,058	96,220
FGR	420	55	231	21,009
FOP	120	30	36	3,274
FUS	1,436	100	1,436	130,597
PTO	70	5	4	364
STR	52	10	5	455
TOTALS	3,156		2,770	251,917

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,770	106.3680	101.05	279,908	2023	2023	0	0	10	0.00	90.00
1 SINGLE FAM - 0% - 2024						Heated Area: 2494			HX Base Yr			
10 7 7 PTO 2023 27 20 21 14 6 2 13 6 19 20 2 FGR 2023 10 2 36 BAS 2023 39 4 4 STR 2023 20 16 21 4 18 36 FUS 2023												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1			4
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										251,917			
TOTAL MARKET OB/XF VALUE										4,771			
TOTAL LAND VALUE - MARKET										55,000			
TOTAL MARKET VALUE										311,688			
SOH/AGL Deduction										0			
ASSESSED VALUE										311,688			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										311,688			
TOTAL JUST VALUE										311,688			
NCON VALUE										256,688			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										55,000			
PERMIT NUM				DESCRIPTION				AMT			ISSUED		
21017956				CO ISSUED				0			01/04/2023		
21017956				NEW CONSTR				401,663			12/29/2021		
SALES DATA													
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE			
2613/0274			1/11/2023		SW	Q	I	01		368,000			
GRANTOR: D R HORTON INC- JACKSO													
GRANTEE: HAYES YOLANDA & DWA													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=40,0] E27 E10 E2 S36 W13 N2 W5 N14 W21 N20 \$													
FGR=[YR=2023;ORIG=40,20] E21 S14 S6 W1 W20 N20 \$													
FOP=[YR=2023;ORIG=79,36] S6 W19 N2 E1 N6 E5 S2 E13 \$													
PTO=[YR=2023;ORIG=77,0] W10 N7 E10 S7 \$													
FUS=[YR=2023;ORIG=90,0] E39 S36 W18 S4 W21 N16 E13 N4 W13 N20 \$													
STR=[YR=2023;ORIG=90,20] E13 S4 W13 N4 \$													
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