LOT 231
RIVER GLEN PH 4B OR 2504/1857

SALAS CYNTHIA
65418 RIVER GLEN PKWY
YULEE, FL 32097

2024

13-2N-26-1832-0231-0000

BUILDING CHARACTERISTICS

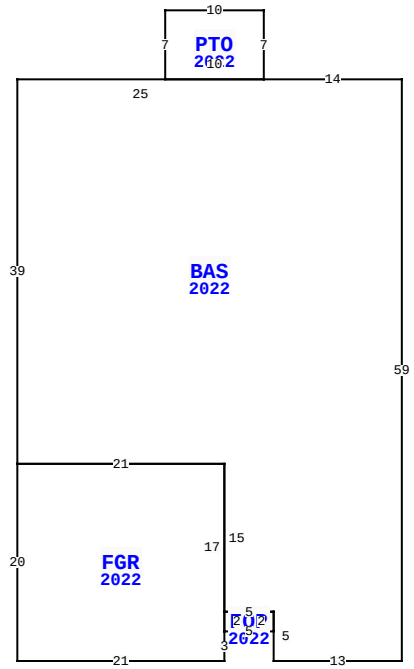
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,856	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	2022	2022	0	0	10	0.00	90.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1856 HX Base Yr



65418 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	193,002
TOTAL MARKET OB/XF VALUE	3,968
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	251,970
SOH/AGL Deduction	0
ASSESSED VALUE	251,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,970
TOTAL JUST VALUE	251,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2200874	CO ISSUED	0	12/14/2022
22000874	NEW CONSTR	303,734	01/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0232	12/29/2022	SW	Q	I	01	335,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: SALAS CYNTHIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 PTO=[YR=2022] N7 W10 S7 E10$ W25 S39
FGR=[YR=2022] S20 E21 N3 FOP=[YR=2022] E5 N2 W5 S2$ N17
W21$ E21 S15 E5 S5 E13 N59 $.

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	0811	CONCRETE B	0	0	0	0	763.00	SF	5.20	5.20	100	2022	2022	3	100	3,968	

LAND DESCRIPTION

TOTAL OB/XF 3,968

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