LOT 238
RIVER GLEN PH 4B OR 2504/1857

DETTMAN TANNER JAMES
70203 ROSEAPPLE CT
YULEE, FL 32097

2024

13-2N-26-1832-0238-0000

BUILDING CHARACTERISTICS

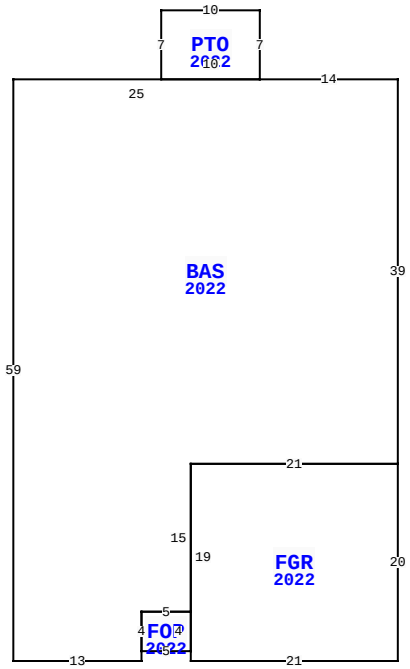
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	170,748
FGR	420	55	231	21,252
FOP	20	30	6	552
PTO	70	5	4	368
TOTALS	2,366		2,097	192,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,097	107.6040	102.22	214,355	2022	2022	0	0	10	0.00	90.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1856 HX Base Yr 2023



70203 ROSEAPPLE CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,920
TOTAL MARKET OB/XF VALUE		9,467
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		257,387
SOH/AGL Deduction		0
ASSESSED VALUE		257,387
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		202,387
TOTAL JUST VALUE		257,387
NCON VALUE		5,676
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000804	CO ISSUED	0	11/18/2022
22000804	NEW CONSTR	303,734	01/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2606/0522	11/30/2022	SW	Q	I	01	355,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: DETTMAN TANNER JAME

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 PTO=[YR=2022] N7 W10 S7 E10$ W25 S59 E13 N1 FOP=[YR=2022] E5 FGR=[YR=2022] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	100	0	0	729.00	SF	5.20	5.20	100	2022	2022	3	100	3,791	
2	0476	VF 6 SBPL	1	100	0	0	168.00	LF	32.00	32.00	100	2023	2023		100	5,376	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,467

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	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 12/27/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS