LOT 241
RIVER GLEN PH 4B OR 2504/1857

JUAREZ HELIO SAMUEL/INGOLD GWYNETH ANN
70208 ROSEAPPLE CT
YULEE, FL 32097

**2024**

**13-2N-26-1832-0241-0000**

## BUILDING CHARACTERISTICS

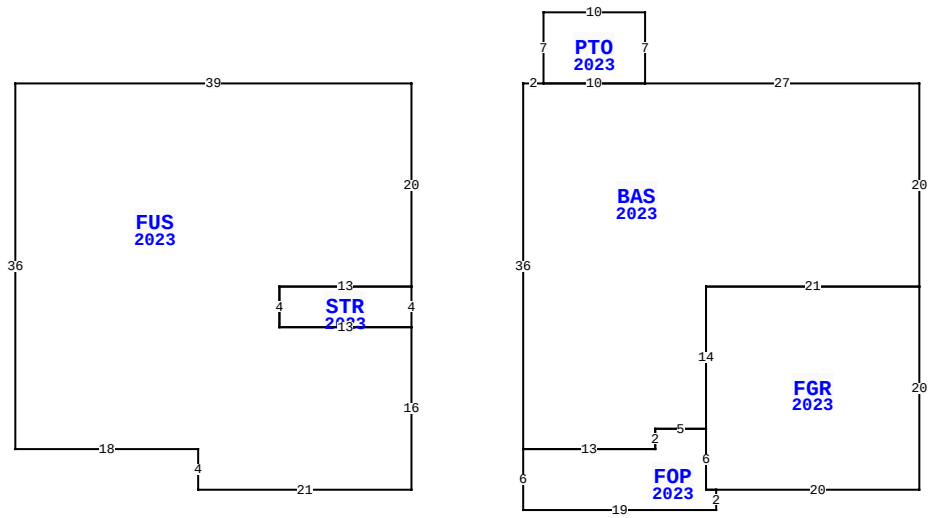
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 – 100% - 2024 Heated Area: 2494 HX Base Yr 2024




70208 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 | | 251,917 |
| TOTAL MARKET OB/XF VALUE | | 9,553 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 316,470 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 316,470 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 266,470 |
| TOTAL JUST VALUE | | 316,470 |
| NCON VALUE | | 261,470 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 55,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22000801 | CO ISSUED | 0 | 01/19/2023 |
| 22000801 | NEW CONSTR | 401,663 | 01/13/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2615/0396 | 1/23/2023 | SW | Q | I | 01 | 382,700 |

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: JUAREZ HELIO SAMUEL

## BUILDING NOTES

## 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 | 685.00 | SF | 6.50 | 6.50 | 100 | 2024 | 2023 | | 100 | 4,453 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 150.00 | LF | 32.00 | 32.00 | 100 | 2024 | 2023 | | 100 | 4,800 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 100 | 300 | |

## BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=79,0] W39 S36 E18 S4 E21 N16 W13 N4 E13 N20 $
BAS=[YR=2023;ORIG=129,0] W27 W10 W2 S36 E13 N2 E5 N14 E21 N20 $
FGR=[YR=2023;ORIG=129,20] W21 S14 S6 E1 E20 N20 $
FOP=[YR=2023;ORIG=90,36] S6 E19 N2 W1 N6 W5 S2 W13 $
PTO=[YR=2023;ORIG=92,0] E10 N7 W10 S7 $
STR=[YR=2023;ORIG=79,20] W13 S4 E13 N4 $
.

## LAND DESCRIPTION

TOTAL OB/XF 9,553

| 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 06/05/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS