



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	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	1,711	100	1,711	173,632
FGR	420	55	231	23,442
FOP	49	30	15	1,522
PTO	70	5	4	406
TOTALS	2,250		1,961	199,002

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	675.00	SF	5.20		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,961	106.8200	101.48	199,002	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 1711											
HX Base Yr											

Diagram showing lot dimensions and area calculations:

PTO 2022 (10' x 7')

BAS 2022 (34' x 37')

FGR 2022 (21' x 20')

FOP 2022 (7' x 7')

12' x 13' x 20' x 20' x 21' x 20' x 28' x 20' x 21' x 20' x 28' x 20'

65298 RIVER GLEN PKWY, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											199,002
TOTAL MARKET OB/XF VALUE											3,510
TOTAL LAND VALUE - MARKET											55,000
TOTAL MARKET VALUE											257,512
SOH/AGL Deduction											0
ASSESSED VALUE											257,512
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											257,512
TOTAL JUST VALUE											257,512
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											247,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016101	CO ISSUED	0	10/13/2022
21016101	NEW CONSTR	282,738	11/18/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2597/1940	10/19/2022	SW	Q	I	01	316,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: ST ARNOLD AUSTIN R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W4 PT0=[YR=2022] N7 W10 S7 E10\$ W34 S37											
FGR=[YR=2022] S20 E20 FOP=[YR=2022] S2 E7 N2 W1 N7 W5 S7											
W1\$ E1 N20 W21\$ E21 S13 E5 S7 E12 N57\$.											