

CERDA EVA SUSTAITA
65266 RIVER GLEN PKWY
YULEE, FL 32097

13-2N-26-1832-0268-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

31

03

HARDIE BRD 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 60

08

SHT VINYL 40

03

CENTRAL 100

04

AIR DUCTED 100

5 100

3 100

02

WOOD FRAME 100

2.

2. 100

0

0 100

00

NONE 100

03

Quality Level 03

0100

SINGLE FAMILY

MKT AREA

05

5009.00

1,058

100

1,058

106,139

420

55

231

23,174

120

30

36

3,612

1,436

100

1,436

144,060

70

5

4

401

52

10

5

502

3,156

2,770

277,886

TYPEMDLEFF. AREATOT ADJ PTS

0100012,770105.6000

EFF. BASE RATE

100.32

REPL. COST NEW

277,886

AYB

2022

EYB

2022

ECON

0

FNCT

0

NORM

0.00

% COND

100.00

1 SINGLE FAM - 100% - 2024

Heated Area: 2494

HX Base Yr 2024

PTO

2022

FUS

2022

STR

2022

FGR

2022

FOP

2022

BAS

2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

65266 RIVER GLEN PKWY, YULEE

L N

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

739.00

SF

5.20

5.20

100

2022

2022

3

100

3,843

LAND DESCRIPTION

TOTAL OB/XF

3,843

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

SFR POND

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

11/08/2022

BY

KW

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

277,886

TOTAL MARKET OB/XF VALUE

3,843

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

336,729

SOH/AGL Deduction

0

ASSESSED VALUE

336,729

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

286,729

TOTAL JUST VALUE

336,729

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

322,824

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2595/1202

10/07/2022

SW Q I

01

370,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: CERDA EVE SUSTAITA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 PT0=[YR=2022] N7 W10 S7 E10\$ W37 S20
FGR=[YR=2022] S20 E20 FOP=[YR=2022] S2 E19 N6 W13 N2 W5 S6
W1\$ E1 N20 W21\$ E21 S14 E5 S2 E13 N36\$ PTR= E10 FUS=[YR=2022]
E39 S36 W18 S4 W21 N16 STR=[YR=2022] N4 E13 S4 W13\$ E13 N4
W13 N20\$ W10\$.