LOT 284
RIVER GLEN PHASE 2 OR 2452/929

**HUBERT DANIEL AUGUST & MARY E**
65405 CRESTED HERON COURT
YULEE, FL 32097

**2024**

**13-2N-26-1832-0284-0000**

## BUILDING CHARACTERISTICS

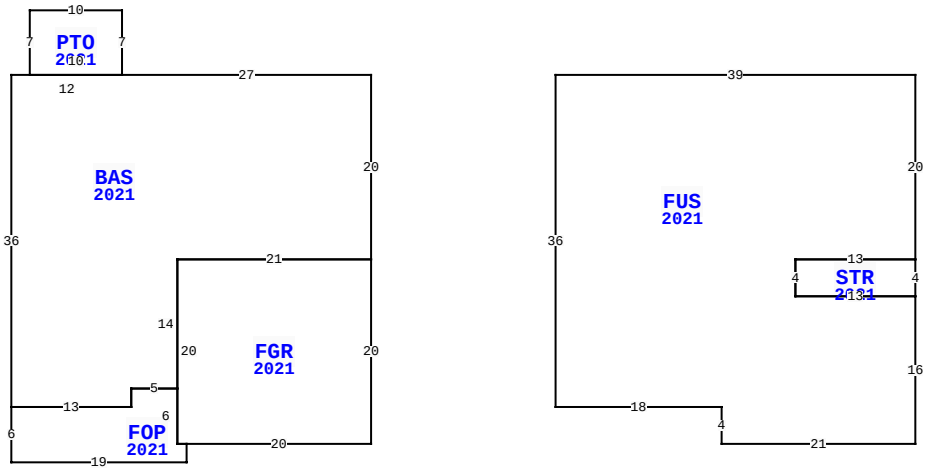
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 1,058 | 100 | 1,058 | 105,608 |
| FGR | 420 | 55 | 231 | 23,058 |
| FOP | 120 | 30 | 36 | 3,594 |
| FUS | 1,436 | 100 | 1,436 | 143,340 |
| PTO | 70 | 5 | 4 | 399 |
| STR | 52 | 10 | 5 | 499 |
| TOTALS | 3,156 | | 2,770 | 276,497 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,770 | 105.6000 | 100.32 | 277,886 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2494 HX Base Yr 2024




65405 CRESTED HERON 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 | | 276,497 |
| TOTAL MARKET OB/XF VALUE | | 4,649 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 336,146 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 336,146 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 286,146 |
| TOTAL JUST VALUE | | 336,146 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 323,677 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21006317 | CO ISSUED | 0 | 12/14/2021 |
| 21006317 | NEW CONSTR | 351,779 | 05/17/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2621/0126 | 2/21/2023 | WD | Q | I | 01 | 387,500 |
| GRANTOR: RANDOLPH SARAH C & KE | | | | | | |
| GRANTEE: HUBERT DANIEL AUGUS | | | | | | |
| 2524/0383 | 12/21/2021 | SW | Q | I | 01 | 340,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: RANDOLPH SARAH COLL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W27 PTO=[YR=2021] N7 W10 S7 E10$ W12 S36 FOP=[YR=2021] S6 E19 N2 FGR=[YR=2021] E20 N20 W21 S20 E1$ W1 N6 W5 S2 W13$ E13 N2 E5 N14 E21 N20$ PTR=E20 FUS=[YR=2021] E39 S20 STR=[YR=2021] S4 W13 N4 E13$ W13 S4 E13 S16 W21 N4 W18 N36$ W20 $.

## EXTRA FEATURES

| 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 | 903.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 4,649 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,649

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 09/27/2021 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS