LOT 324
RIVER GLEN PHASE 2 OR 2452/929

PLATTO MATTHEW J
65312 CLEARWATER CT
YULEE, FL 32097

2024

13-2N-26-1832-0324-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

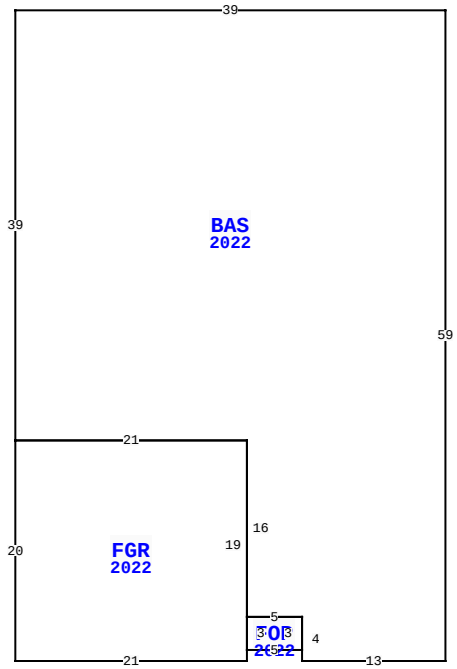
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,861	100	1,861	188,854
FGR	420	55	231	23,442
FOP	15	30	4	406
TOTALS	2,296		2,096	212,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	106.8200	101.48	212,702	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1861 HX Base Yr



65312 CLEARWATER CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,702
TOTAL MARKET OB/XF VALUE		29,279
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		296,981
SOH/AGL Deduction		2,473
ASSESSED VALUE		294,508
TOTAL EXEMPTION VALUE	13	294,508
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		296,981
NCON VALUE		18,660
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2309180	FIBERGLASS POOL	66,000	07/18/2023
21009776	CO ISSUED	0	06/21/2022
21009776	NEW CONSTR	266,727	07/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1755	6/22/2022	SW	Q	I	01	304,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: PLATTO MATTHEW J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W39 S39 E21 S16 E5 S4 E13 N59 $
FGR=[YR=2022;ORIG=-39,39] S20 E21 N1 N19 W21 $
FOP=[YR=2022;ORIG=-18,58] E5 N3 W5 S3 $
.

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	736.00	SF	5.20	5.20	100	2022	2022	3	100	3,827	
2	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2022	2022	3	99	2,376	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	
4	0462	ST/AL FNC	0	100	78	0	390.00	SF	10.00	10.00	100	2022	2022	3	98	3,822	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	
6	0866	POOL FIBER	0	100	20	9	180.00	SF	72.00	72.00	100	2024	2023		100	12,960	
7	0855	CONC PAVER	0	100	0	0	570.00	SF	10.00	10.00	100	2024	2023		100	5,700	

LAND DESCRIPTION

TOTAL OB/XF 29,279

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 12/13/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS