LOT 355
RIVER GLEN PH 3 OR 2573/1965

LUNNEY THOMAS ALAN/SMITH-LUNNEY BARBARA E
65310 FOREST GLEN LN
YULEE, FL 32097

2024

13-2N-26-1832-0355-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

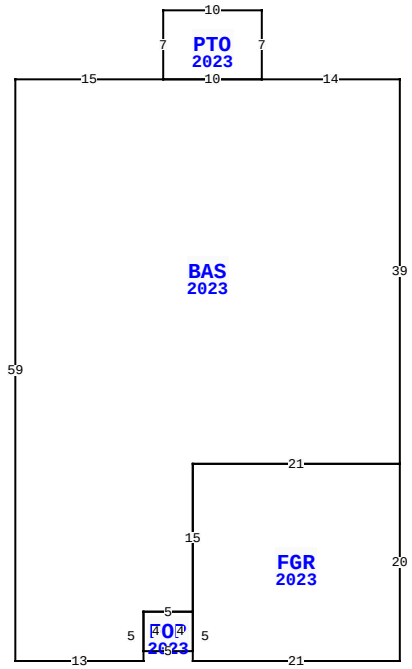
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,856	100	1,856	188,347
FGR	420	55	231	23,442
FOP	20	30	6	609
PTO	70	5	4	406
TOTALS	2,366		2,097	212,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	106.8200	101.48	212,804	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



65310 FOREST GLEN LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,804
TOTAL MARKET OB/XF VALUE		12,267
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		280,071
SOH/AGL Deduction		0
ASSESSED VALUE		280,071
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		225,071
TOTAL JUST VALUE		280,071
NCON VALUE		225,071
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04715	CO		09/26/2023
B23-04715	SFR	342,222	04/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/145	9/28/2023	SW	Q	I	02	321,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: LUNNEY THOMAS ALAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,0] E15 E10 E14 S39 W21 S15 W5 S5 W13 N59 $
FGR=[YR=2023;ORIG=68,39] E21 S20 W21 N5 N15 $
PTO=[YR=2023;ORIG=65,0] E10 N7 W10 S7 $
FOP=[YR=2023;ORIG=63,54] E5 S4 W5 N4 $
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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	656.00	SF	5.20	5.20	100	2024	2023		100	3,411	
2	0476	VF 6 SBPL	0	100	108	0	108.00	LF	32.00	32.00	100	2024	2023		100	3,456	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
4	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2024	2023		100	4,800	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,267

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/29/2024 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS