



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		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	1,705	100	1,705	174,609
FGR	400	55	220	22,530
FOP	20	30	6	614
PTO	70	5	4	410
TOTALS	2,195		1,935	198,163

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
1	0811	CONCRETE B	0 100	0	0	672.00	SF	5.20	5.20	100	2024	2023		100

LAND DESCRIPTION														
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
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,935	107.8000	102.41	198,163	2023	2023	0	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 1705 HX Base Yr 2024														
65271 FOREST GLEN LN, YULEE														

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

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY										PAGE 1 of 1				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										198,163				
TOTAL MARKET OB/XF VALUE										3,494				
TOTAL LAND VALUE - MARKET										55,000				
TOTAL MARKET VALUE										256,657				
SOH/AGL Deduction										0				
ASSESSED VALUE										256,657				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										206,657				
TOTAL JUST VALUE										256,657				
NCON VALUE										201,657				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										55,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2303773	CO		08/11/2023
23003773	NEW CONSTR	314,807	03/21/2023

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2664/567	8/29/2023	SW	Q	I	01	294,000			

GRANTOR: D R HORTON INC-JACKSO									
GRANTEE: BURGESS ZAKEMA A &									

BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=40,10] E39 S35 W20 S12 W5 S8 W14 N55 \$														
FGR=[YR=2023;ORIG=59,45] E20 S20 W20 N20 \$														
FOP=[YR=2023;ORIG=54,57] E5 S4 W5 N4 \$														
PTO=[YR=2023;ORIG=40,3] E10 S7 W10 N7 \$														