LOT 365
RIVER GLEN PH 3 OR 2573/1965

DULAY FRENZ PHILIP & AILEEN GRACE
65255 FOREST GLEN LN
YULEE, FL 32097

2024

13-2N-26-1832-0365-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

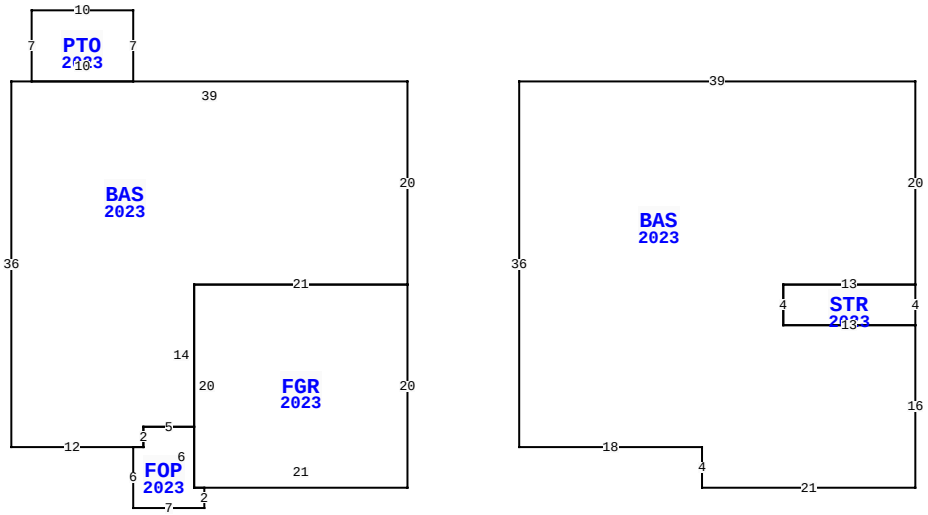
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100	1,058	112,413
BAS	1,436	100	1,436	152,575
FGR	420	55	231	24,544
FOP	48	30	14	1,488
PTO	70	5	4	425
STR	52	10	5	531
TOTALS	3,084		2,748	291,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,748	111.8400	106.25	291,975	2023	2023	0	0	0	0.00	100.00

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



65255 FOREST GLEN LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,975
TOTAL MARKET OB/XF VALUE		3,661
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		350,636
SOH/AGL Deduction		22,647
ASSESSED VALUE		327,989
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		277,989
TOTAL JUST VALUE		350,636
NCON VALUE		295,636
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05559	CO		10/27/2023
B23-05559	SFR	450,333	04/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1805	10/30/2023	SW	Q	I	01	376,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: DULAY FRENZ PHILIP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] E39 S20 W13 S4 E13 S16 W21 N4 W18 N36 $
BAS=[YR=2023;ORIG=20,10] E39 S20 W21 S14 W5 S2 W1 W12 N36 $
FGR=[YR=2023;ORIG=38,30] E21 S20 W21 N20 $
FOP=[YR=2023;ORIG=32,46] E1 N2 E5 S6 E1 S2 W7 N6 $
PTO=[YR=2023;ORIG=22,3] E10 S7 W10 N7 $
STR=[YR=2023;ORIG=96,30] E13 S4 W13 N4 $
.

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	704.00	SF	5.20	5.20	100	2024	2023		100	3,661	

LAND DESCRIPTION

TOTAL OB/XF 3,661

LN	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	000135	C	SFR CNSVTN	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 12/14/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS