LOT 401
RIVER GLEN PH 3 OR 2573/1965

SNOOK MIRANDA A/MCLAUGHLIN BRAYDEN
65122 FOREST GLEN LN
YULEE, FL 32097

2024

13-2N-26-1832-0401-0000

BUILDING CHARACTERISTICS

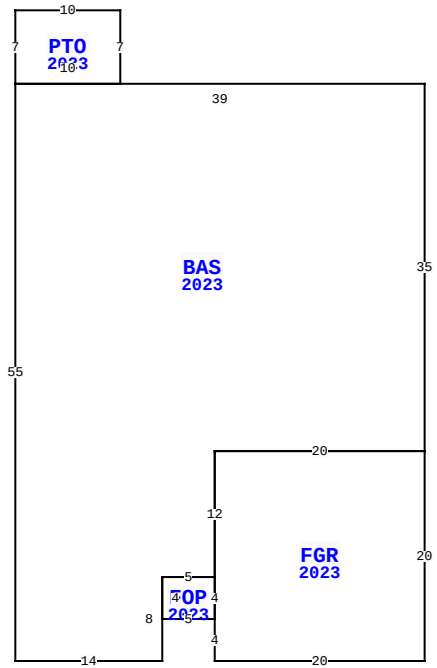
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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

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 – 0% - 2024 Heated Area: 1705 HX Base Yr



65122 FOREST GLEN LN, YULEE

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

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	0	0	0	710.00	SF	5.20	5.20	100	2024	2023		100	3,692	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,163
TOTAL MARKET OB/XF VALUE	3,692
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	256,855
SOH/AGL Deduction	0
ASSESSED VALUE	256,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,855
TOTAL JUST VALUE	256,855
NCON VALUE	201,855
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300367	CO		08/07/2023
B2300367	NEW CONSTR	312,616	01/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2665/90	8/31/2023	SW	Q	I	01	307,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: SNOOK MIRANDA A

BUILDING NOTES

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 N4 N4 N12 $
PTO=[YR=2023;ORIG=40,3] E10 S7 W10 N7 $
FOP=[YR=2023;ORIG=54,57] E5 S4 W5 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,692

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/18/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS