



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	14	CARPET 60		
Interior Floor	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		
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	10	30	3	304
PTO	70	5	4	406
TOTALS	2,356		2,094	212,499

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,094	106.8200	101.48	212,499	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 1856 HX Base Yr											
65138 FOREST GLEN LN, YULEE											
				BLD DATE					LGL DATE	06/12/2023	
				XF DATE					LAND DATE		
				INC DATE					AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										212,499		
TOTAL MARKET OB/XF VALUE										3,609		
TOTAL LAND VALUE - MARKET										55,000		
TOTAL MARKET VALUE										271,108		
SOH/AGL Deduction										0		
ASSESSED VALUE										271,108		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										271,108		
TOTAL JUST VALUE										271,108		
NCON VALUE										216,108		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										55,000		