LOT 412
RIVER GLEN PH 3 OR 2573/1965

MCKENDREE LEANN & ANDREW D
65274 FOREST GLEN LN
YULEE, FL 32097

2024

13-2N-26-1832-0412-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

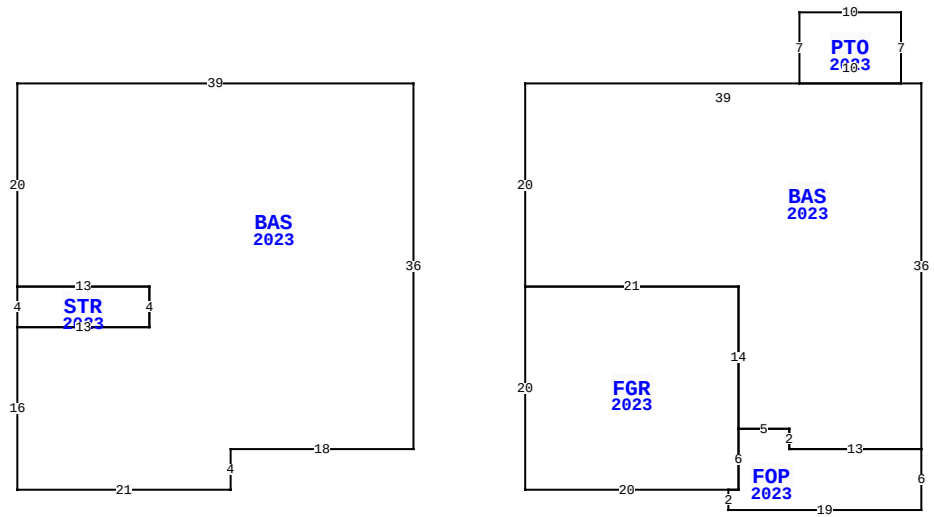
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	106,139
BAS	1,436	100	1,436	144,060
FGR	420	55	231	23,174
FOP	120	30	36	3,612
PTO	70	5	4	401
STR	52	10	5	502
TOTALS	3,156		2,770	277,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	105.6000	100.32	277,886	2023	2023	0	0	0	0.00	100.00

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



65274 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		277,886
TOTAL MARKET OB/XF VALUE		11,454
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		344,340
SOH/AGL Deduction		46,801
ASSESSED VALUE		297,539
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,539
TOTAL JUST VALUE		344,340
NCON VALUE		289,340
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

HTD 2499/ FGR 422/ FOP 149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04844	CO		09/19/2023
B23-04844	SFR	451,263	04/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/1045	9/19/2023	SW	Q	I	01	372,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: MCKENDREE LEANN & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=59,10] W39 S20 E13 S4 W13 S16 E21 N4 E18 N36 $
BAS=[YR=2023;ORIG=109,10] W39 S20 E21 S14 E5 S2 E13 N36 $
FGR=[YR=2023;ORIG=91,30] W21 S20 E20 E1 N6 N14 $
FOP=[YR=2023;ORIG=109,46] W13 N2 W5 S6 W1 S2 E19 N6 $
PTO=[YR=2023;ORIG=107,3] W10 S7 E10 N7 $
STR=[YR=2023;ORIG=33,30] W13 S4 E13 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	832.00	SF	5.20	5.20	100	2024	2023		100	4,326	
2	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2024	2023		100	6,528	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 11,454

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	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 10/19/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS