

LOT 2
RIVER GLEN #1 PB 7/263

WYATT CHASE A & KRYSTINA
65025 RIVER GLEN PARKWAY
YULEE, FL 32097

2025

11-2N-26-1830-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	1,266	100
FGR	414	55
FOP	72	30
FOP	120	30
FUS	995	100
STR	77	10
TOTALS	2,944	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,555	109.9200	109.92	280,846	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2020 Heated Area: 2261 HX Base Yr 2020											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,266	100	2017	1,266	134,984						
FGR	414	55	2017	228	24,310						
FOP	72	30	2017	22	2,345						
FOP	120	30	2017	36	3,838						
FUS	995	100	2017	995	106,089						
STR	77	10	2017	8	853						
TOTALS	2,944			2,555	272,421						

65025 RIVER GLEN PKWY, YULEE									XF DATE		LAND DATE	
									INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
831.00	SF	6.50	6.50	100	2017	2017	3	96	5,185			
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