LOT 3
IN OR 2240/1673
RIVER GLEN #1 PB 7/263

PATAKY DANIEL J
65029 RIVER GLEN PKWY
YULEE, FL 32097

2025

11-2N-26-1830-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

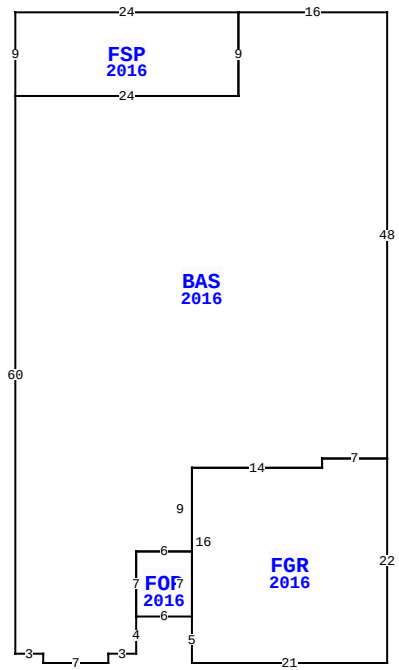
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,058	100	2016	2,058	226,162
FGR	448	55	2016	246	27,034
FOP	42	30	2016	13	1,428
FSP	216	40	2016	86	9,451
TOTALS	2,764			2,403	264,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,403	113.8760	113.88	273,654	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2058 HX Base Yr 2017



65029 RIVER GLEN PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,076
TOTAL MARKET OB/XF VALUE		24,110
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		343,186
SOH/AGL Deduction		122,886
ASSESSED VALUE		220,300
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,578
TOTAL JUST VALUE		343,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002243	XFOB	11,726	04/01/2017
17001291	SWIM POOL	0	02/17/2017
B1531464	CO ISSUED	0	02/29/2016
B1531464	NEW CONSTR	254,065	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/1486	9/30/2019	QC	U	I	11	100
GRANTOR: PATAKY DANIEL J & OLI						
GRANTEE: PATAKY DANIEL J						
2240/1673	12/03/2018	QC	U	I	11	100
GRANTOR: PATAKY DANIEL J & JAN						
GRANTEE: PATAKY DANIEL J & O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FSP=[YR=2016] W24 S9 E24 N9$ S9 W24 S60 E3 S1 E7 N1 E3 N4 FOP=[YR=2016] E6 FGR=[YR=2016] S5 E21 N22 W7 S1 W14 S16$ N7 W6 S7$ N7 E6 N9 E14 N1 E7 N48$.

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	0855	CONC PAVER	0	100	0	0	48.00	SF	10.00	10.00	100	2016	2016	3	95	456	
2	0810	CONCRETE A	0	100	0	0	454.00	SF	6.50	6.50	100	2016	2016	3	95	2,803	
3	0861	POOL GUNIT	0	100	0	0	154.00	SF	85.00	85.00	100	2017	2017	3	81	10,603	
4	0855	CONC PAVER	0	100	0	0	366.00	SF	10.00	10.00	100	2017	2017	3	96	3,514	
5	0911	SCRN RM A	0	100	0	0	520.00	SF	17.50	17.50	100	2017	2017	3	74	6,734	

LAND DESCRIPTION

TOTAL OB/XF 24,110

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS