

LOT 4
IN OR 2063/736
RIVER GLEN #1 PB 7/263

GRANILLO CARLOS RUBEN VELOZ/VELOZ LINDSAY
65033 RIVER GLEN PKWY
YULEE, FL 32097

2025

11-2N-26-1830-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 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		5 100			
Bathrooms		4 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,468	100	2016	2,468	259,644
FGR	622	55	2016	342	35,980
FOP	65	30	2016	20	2,104
FOP	224	30	2016	67	7,048
FUS	383	100	2016	383	40,294
STR	52	10	2016	5	526
TOTALS	3,814			3,285	345,596

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,285	109.0200	109.02	358,131	2016	2016	0	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2017						Heated Area: 2851			HX Base Yr 2017			