LOT 5
RIVER GLEN #1 PB 7/263

MANNING NICHOLAS & HEATHER
65035 RIVER GLEN PKWY
YULEE, FL 32097

2025

11-2N-26-1830-0005-0000

BUILDING CHARACTERISTICS

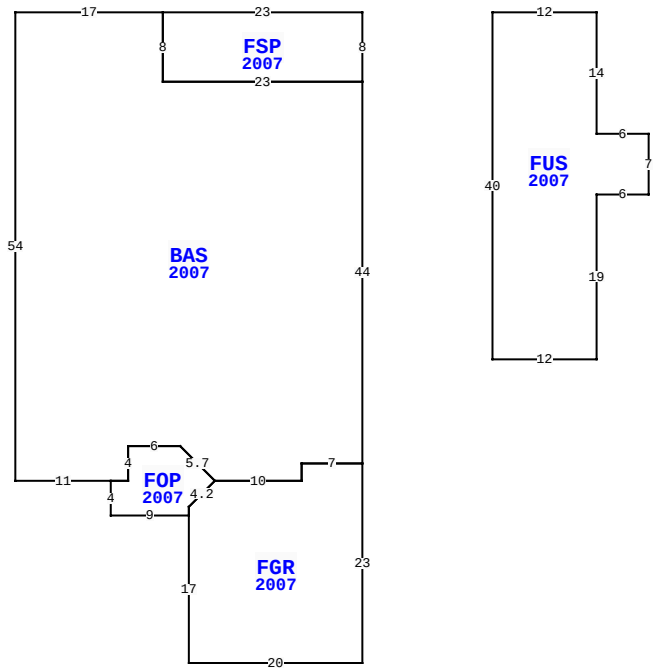
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100	2007	1,930	195,632
FGR	430	55	2007	236	23,922
FOP	73	30	2007	22	2,230
FSP	184	40	2007	74	7,501
FUS	522	100	2007	522	52,912
TOTALS	3,139			2,784	282,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,784	110.7840	110.78	308,412	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2452 HX Base Yr 2021



65035 RIVER GLEN PKWY, YULEE

BLD DATE	08/16/2011 KK	LGL DATE	
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		282,197
TOTAL MARKET OB/XF VALUE		3,365
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,562
SOH/AGL Deduction		105,899
ASSESSED VALUE		234,663
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		178,941
TOTAL JUST VALUE		340,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18931	ELEC OTHER	2,000	03/01/2007
M12790	MECH OTHER	0	03/01/2007
C19445	CO ISSUED	276,547	02/01/2007
R10084	REPAIR/RRF	5,720	02/01/2007
B19445	NEW CONSTR	276,547	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/1974	9/11/2020	WD	Q	I	01	285,000
GRANTOR: LARSON ROBERT R & ANN						
GRANTEE: MANNING NICHOLAS &						
1598/1346	12/29/2008	WD	Q	I		245,000
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: LARSON ROBERT R & A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W23 BAS=[YR=2007] W17 S54 E11 FOP=[YR=2007] S4 E9 FGR=[YR=2007] S17 E20 N23 W7 S2 W10 D3 L3 S1$ N1 U3 R3 U4 L4 W6 S4 W2$ E2 N4 E6 D4 R4 E10 N2 E7 N44 W23 N8$ S8 E23 N8$ PTR=E15 FUS=[YR=2007] E12 S14 E6 S7 W6 S19 W12 N40$ W15$.

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	0810	CONCRETE A	0	100	29	4	116.00	SF	6.50	6.50	100	2007	2007	3	87	656	
2	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	2008	2008	3	88	2,709	

LAND DESCRIPTION

TOTAL OB/XF 3,365

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