LOT 9
RIVER GLEN #1 PB 7/263

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30305

2025

11-2N-26-1830-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

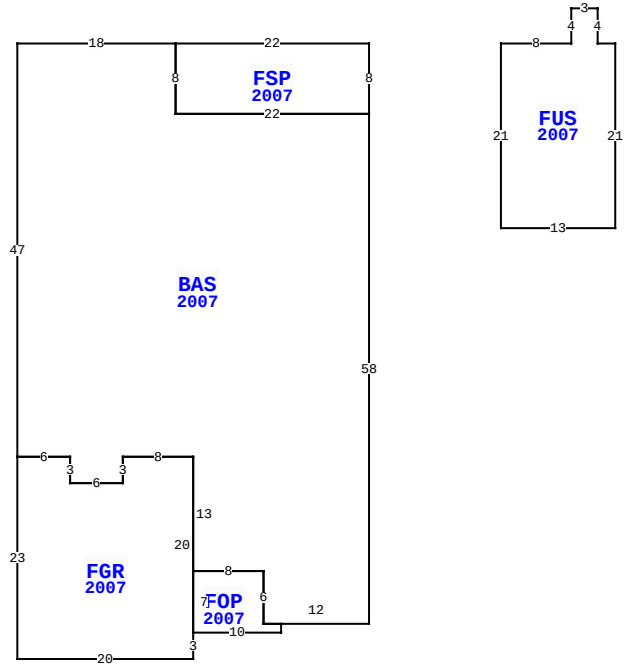
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,054	100	2007	2,054	209,103
FGR	442	55	2007	243	24,738
FOP	58	30	2007	17	1,730
FSP	176	40	2007	70	7,126
FUS	285	100	2007	285	29,014
TOTALS	3,015			2,669	271,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,669	111.2640	111.26	296,953	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2339 HX Base Yr



65045 RIVER GLEN PKWY, YULEE

BLD DATE	07/11/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	271,712
TOTAL MARKET OB/XF VALUE	6,126
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	332,838
SOH/AGL Deduction	0
ASSESSED VALUE	332,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,838
TOTAL JUST VALUE	332,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18637	ELEC OTHER	2,000	01/01/2007
M12382	MECH OTHER	0	01/01/2007
P11903	OTHER	0	12/01/2006
C18801	CO ISSUED	0	11/01/2006
B18801	NEW CONSTR	198,858	11/01/2006
R09871	REPAIR/RRF	5,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/1219	7/11/2022	WD	Q	I	01	418,000
GRANTOR: MUSGROVE CHRIS &						
GRANTEE: SHV HOMES 1 LLC						
2374/0668	7/03/2020	WD	Q	I	01	280,000
GRANTOR: HARAN KEITH ALBERT &						
GRANTEE: MUSGROVE CHRIS & CA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W22BAS=[YR=2007] W18 S47 FGR=[YR=2007] S23 E20 N3 FOP=[YR=2007] E10 N1 W2 N6 W8 S7$ N20 W8 S3 W6 N3 W6$ E6 S3 E6 N3 E8 S13 E8 S6 E12 N58 W22 N8$ S8 E22 N8$ PTR=E15 FUS=[YR=2007] E8 N4 E3 S4 E2 S21 W13 N21$ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0462	ST/AL FNC	0	0	0	0	344.00	SF	10.00	10.00	100	2007	2007	3	44	1,514	
3	0855	CONC PAVER	0	0	0	0	168.00	SF	10.00	10.00	100	2007	2007	3	87	1,462	

LAND DESCRIPTION

TOTAL OB/XF 6,126

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	0	0006	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