LOT 68
IN OR 2167/219
RIVER GLEN #1 PB 7/263

THACKER FRANKLIN R
65091 RIVER GLEN PKWY
YULEE, FL 32097

2025

11-2N-26-1830-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

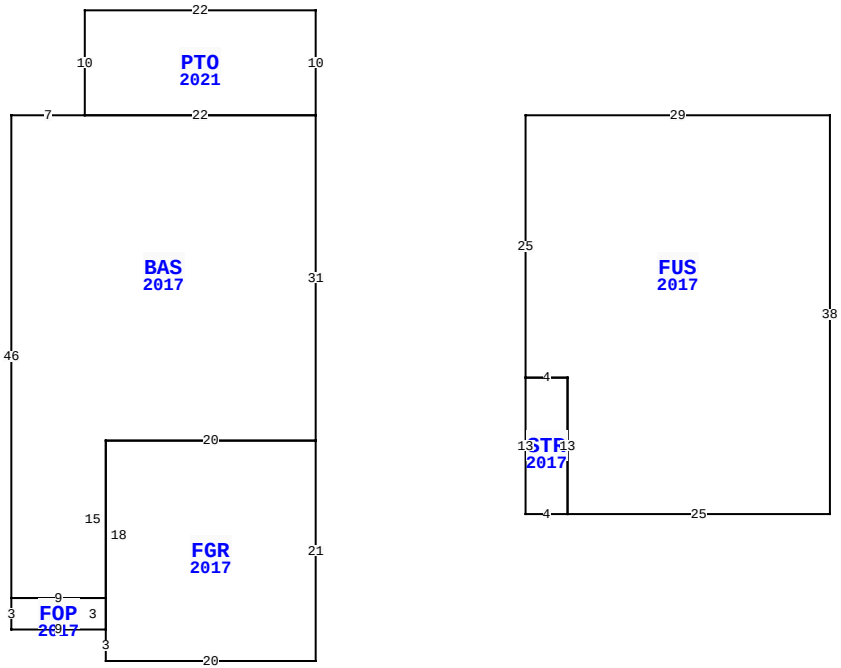
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,034	100	2017	1,034	107,138
FGR	420	55	2017	231	23,935
FOP	27	30	2017	8	829
FUS	1,050	100	2017	1,050	108,796
PTO	220	5	2021	11	1,140
STR	52	10	2017	5	518
TOTALS	2,803			2,339	242,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,339	106.8200	106.82	249,852	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 2084 HX Base Yr



65091 RIVER GLEN PKWY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,356
TOTAL MARKET OB/XF VALUE	2,889
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	300,245
SOH/AGL Deduction	0
ASSESSED VALUE	300,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,245
TOTAL JUST VALUE	300,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003928	CO ISSUED	0	12/28/2017
17003928	NEW CONSTR	260,551	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/0219	12/28/2017	SW	Q	I	01	195,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: THACKER FRANKLIN R						
2127/0186	6/15/2017	SW	U	V	30	129,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N10 W22 S10 BAS=[YR=2017] W7 S46 FOP=[YR=2017] S3 E9 FGR=[YR=2017] S3 E20 N21 W20 S18$ N3W9$ E9 N15 E20 N31 W22$ E22$ PTR=E20 FUS=[YR=2017] E29 S38 W25 STR=[YR=2017] W4 N13 E4 S13$ N13 W4 N25$ W20$.

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	0	0	0	463.00	SF	6.50	6.50	100	2017	2017	3	96	2,889	

LAND DESCRIPTION

TOTAL OB/XF 2,889

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	000134	C	RES POND	0		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