LOT 70
RIVER GLEN #1 PB 7/263

LIGHTNER SAMUEL ROBERT
65095 RIVER GLEN PKWY
YULEE, FL 32097

2025

11-2N-26-1830-0070-0000

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		4 100
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

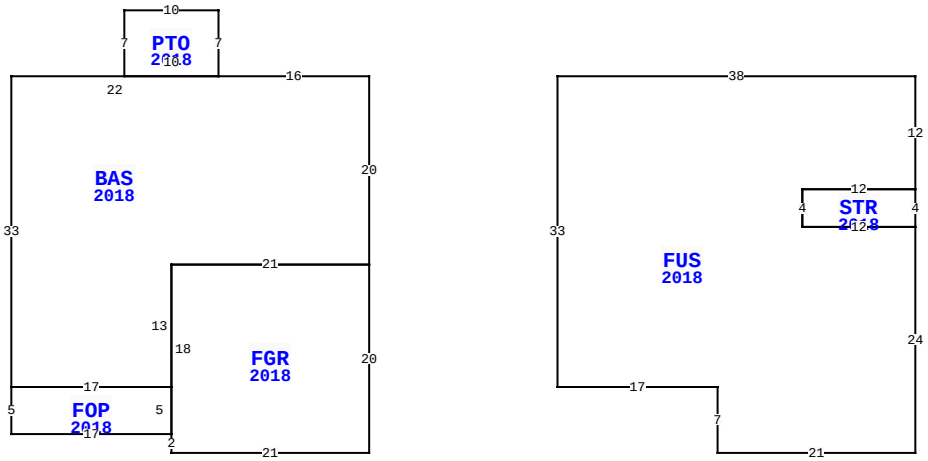
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	2018	981	99,167
FGR	420	55	2018	231	23,351
FOP	85	30	2018	26	2,629
FUS	1,353	100	2018	1,353	136,772
PTO	70	5	2018	4	405
STR	48	10	2018	5	505
TOTALS	2,957			2,600	262,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,600	103.6800	103.68	269,568	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2334 HX Base Yr 2019



65095 RIVER GLEN PKWY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,829
TOTAL MARKET OB/XF VALUE		2,844
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		320,673
SOH/AGL Deduction		110,035
ASSESSED VALUE		210,638
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,916
TOTAL JUST VALUE		320,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003927	CO ISSUED	0	01/19/2018
17003927	NEW CONSTR	282,977	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2783/493	4/24/2025	WD	Q	I	01	375,000
GRANTOR: CREWS CHRISTOPHER SR						
GRANTEE: LIGHTNER SAMUEL ROB						
2172/0105	1/19/2018	SW	Q	I	01	201,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CREWS CHRISTOPHER M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 PTO=[YR=2018] N7 W10 S7 E10$ W22 S33
FOP=[YR=2018] S5 E17 FGR=[YR=2018] S2 E21 N20 W21 S18$ N5
W17$ E17 N13 E21 N20$ PTR=E20 FUS=[YR=2018] E38 S12
STR=[YR=2018] S4 W12 N4 E12$ W12 S4 E12 S24 W21 N7 W17 N33$
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	100	0	0	451.00	SF	6.50	6.50	100	2018	2018	3	97	2,844	

LAND DESCRIPTION

TOTAL OB/XF 2,844

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	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