

HORRELL MATTHEW A
65097 RIVER GLEN PKWY
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 100		0100	01	2,778	104.64	00	290,690	2017	2017		0	0	0	3.00	97.00	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0															Heated Area: 2512					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		05	COMP SHNGL 100		10 PTO 2017 12 27 20 36 5 18 4 20 21 16 20 20 21 4 20 20 19 FOP 2017 39 16 4 11 4 21 18 4 18 36 20 20 21 4 11 4 20 FUS 2017 STR 2017 20</																																		