

DARBY MAX REVOCABLE TRUST/KEYES LUCILE D TRUSTEE
65137 RIVER GLEN PARKWAY
YULEE, FL 32097

13-2N-26-1832-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0100	01	2,149	108.1920	108.19	232,500	2021	2021		0	0	0	1.00	99.00																
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2025										Heated Area: 1894										HX Base Yr 2025									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	13	LVT/LAMNT 70																																					
Interior Floo	14	CARPET 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	00	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	1,894	100	2021	1,894	202,863																																		
FGR	441	55	2021	243	26,027																																		
FOP	25	30	2021	8	857																																		
PTO	70	5	2021	4	429																																		
TOTALS		2,430				2,149		230,175																															
EXTRA FEATURES										65137 RIVER GLEN PKWY, YULEE																													
L N	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	0855	CONC PAVER	0	100	20	20	400.00	SF	10.00	10.00	100	2021	2021	3	99	3,960																							
2	0811	CONCRETE B	0	100	0	0	679.00	SF	5.20	5.20	100	2024	2023		100	3,531																							
LAND DESCRIPTION										TOTAL OB/XF										7,491																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/29/2024 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS																																							