

LOT 3
RIVER GLEN PH 4A OR 2466/344

FORD MARIAH KATE PEARL & TREH ALEXANDER
70305 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

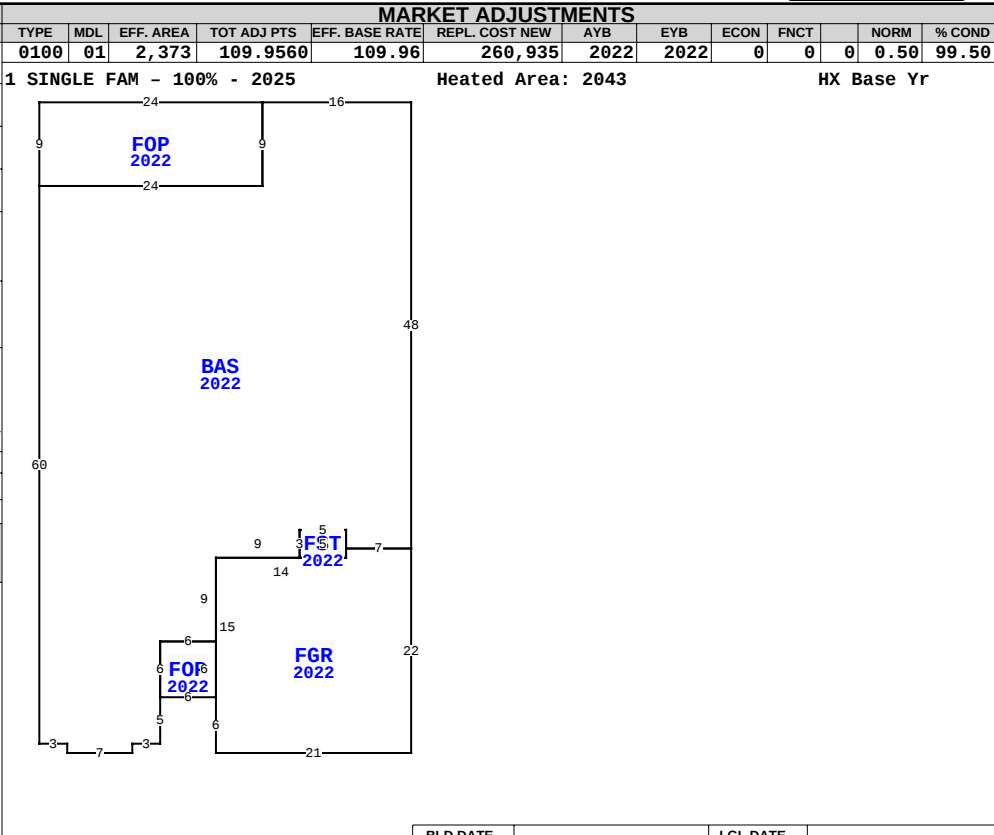
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2022	2,043	223,525
FGR	448	55	2022	246	26,915
FOP	36	30	2022	11	1,204
FOP	216	30	2022	65	7,111
FST	15	55	2022	8	876

TOTALS	2,758			2,373	259,630
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	906.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00



70305 WINDING RIVER DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
4,664									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		259,630	
TOTAL MARKET OB/XF VALUE		4,664	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		319,294	
SOH/AGL Deduction		0	
ASSESSED VALUE		319,294	
TOTAL EXEMPTION VALUE		13	319,294
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		319,294	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007282	CO ISSUED	0	03/04/2022
21007282	NEW CONSTR	297,129	06/04/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2546/0668	3/09/2022	WD	Q	I	01	368,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: FORD MARIAH KATE PE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W16 FOP=[YR=2022] W24 S9 E24 N9\$ S9 W24 S60 E3 S1 E7 N1 E3 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S6 E21 N22 W7 FST=[YR=2022] N2 W5 S3 E5 N1\$ S1 W14 S15\$ N6 W6 S6\$ N6 E6 N9 E9 N3 E5 S2 E7 N48\$.									