

LOT 4
RIVER GLEN PH 4A OR 2466/344

HESTER CORY A & KRISTOL NICOLE
70313 WINDING RIVER DRIVE
YULEE, FL 32097

2025

13-2N-26-1832-0004-0000



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	PAGE 1 of 1 4																								
Exterior Wall	31	HARDIE BRD 100	0100	01	2,537	107.7120	107.71	273,260	2022	2022	0	0	0	0.50	99.50	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023														Heated Area: 2155																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2023																							
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	14	CARPET 60															Tax Group: 4												Tax Dist:											
Interior Floo	11	CLAY TILE 40															BUILDING MARKET VALUE												271,894											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												11,055											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												55,000											
Bedrooms		4 100															TOTAL MARKET VALUE												337,949											
Bathrooms		2 100															SOH/AGL Deduction												43,379											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												294,570											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Units	0	0 100															BASE TAXABLE VALUE												243,848											
Occupancy	00	NONE 100	TOTAL JUST VALUE												337,949																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												325,778																									
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	2,155	100	2022	2,155	230,954																																			
FGR	560	55	2022	308	33,009																																			
FOP	55	30	2022	16	1,714																																			
FSP	144	40	2022	58	6,216																																			
TOTALS			2,914		2,537	271,894																																		
EXTRA FEATURES						70313 WINDING RIVER DR, 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	0811	CONCRETE B	0	100	0	0	910.00	SF	5.20	5.20	100	2022	2022	3	99	4,685																								
2	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	100	2022	2022	3	98	5,488																								
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 07/15/2022 BY TWWW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS																																								