LOT 5
RIVER GLEN PH 4A OR 2466/344

MORRISON DANIEL & JENNIFER
70321 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0005-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

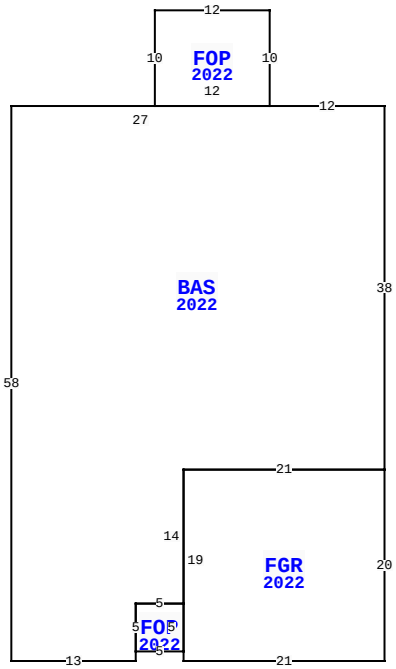
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	2022	1,812	201,785
FGR	420	55	2022	231	25,725
FOP	25	30	2022	8	891
FOP	120	30	2022	36	4,009
TOTALS	2,377			2,087	232,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,087	111.9160	111.92	233,577	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1812 HX Base Yr



70321 WINDING RIVER DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,409
TOTAL MARKET OB/XF VALUE	3,748
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	291,157
SOH/AGL Deduction	0
ASSESSED VALUE	291,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,157
TOTAL JUST VALUE	291,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007308	CO ISSUED	0	03/24/2022
21007308	NEW CONSTR	259,830	06/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2552/1222	3/31/2022	SW	Q	I	01	338,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MORRISON DANIEL & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N10 W12 S10 E12$ W27 S58 E13 N1 FOP=[YR=2022] E5 FGR=[YR=2022] S1 E21 N20 W21 S19$ N5 W5 S5$ N5 E5 N14 E21 N38$.

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	0811	CONCRETE B	0	0	0	0	728.00	SF	5.20	5.20	100	2022	2022	3	99	3,748	

LAND DESCRIPTION

TOTAL OB/XF 3,748

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	000135	C	RES NATURAL	0		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