LOT 6
RIVER GLEN PH 4A OR 2466/344

LANES MARC E/MALLA DIPINA
70329 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

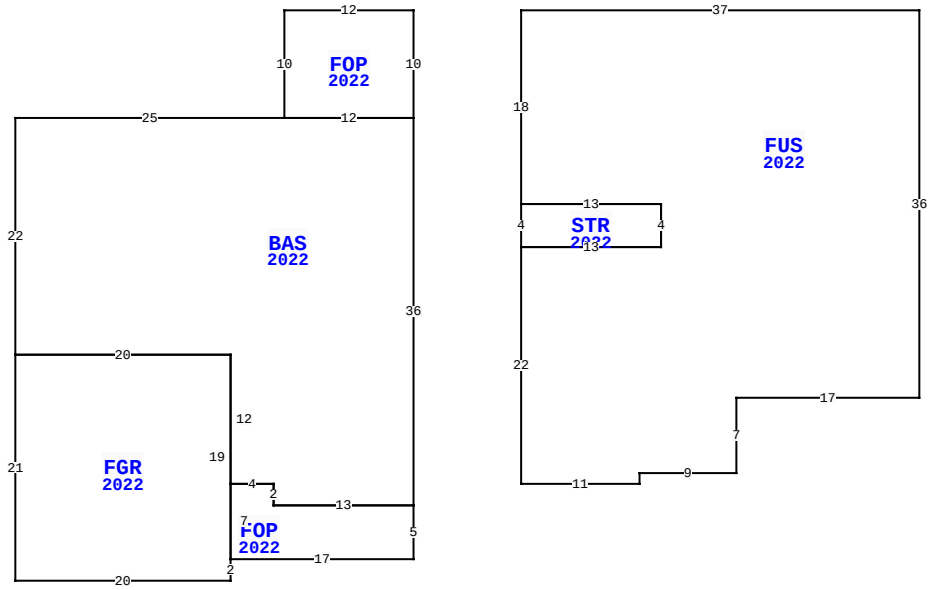
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,044	100	2022	1,044	117,174
FGR	420	55	2022	231	25,927
FOP	93	30	2022	28	3,142
FOP	120	30	2022	36	4,041
FUS	1,431	100	2022	1,431	160,610
STR	52	10	2022	5	561
TOTALS	3,160			2,775	311,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,775	112.8000	112.80	313,020	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2475 HX Base Yr



70329 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		311,455
TOTAL MARKET OB/XF VALUE		3,825
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		370,280
SOH/AGL Deduction		3,716
ASSESSED VALUE		366,564
TOTAL EXEMPTION VALUE	13	366,564
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		370,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007594	CO ISSUED	0	06/15/2022
21007594	NEW CONSTR	351,916	06/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/0439	6/15/2022	SW	Q	I	01	455,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: LANES MARC E & DIPI

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W12 S10 BAS=[YR=2022] W25 S22 FGR=[YR=2022] S21 E20 N2 FOP=[YR=2022] E17 N5 W13 N2 W4 S7$ N19 W20$ E20 S12 E4 S2 E13 N36 W12$ E12 N10$ PTR= E10 FUS=[YR=2022] E37 S36 W17 S7 W9 S1 W11 N22 STR=[YR=2022] N4 E13 S4 W13 $ E13 N4 W13 N18$ W10$.

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	100	0	0	743.00	SF	5.20	5.20	100	2022	2022	3	99	3,825	

LAND DESCRIPTION

TOTAL OB/XF 3,825

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	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