LOT 7
RIVER GLEN PH 4A OR 2466/344

DIAZ JORGE DANIEL & AMBER NICOLE
70337 WINDING RIVER DRIVE
YULEE, FL 32097

2025

13-2N-26-1832-0007-0000

BUILDING CHARACTERISTICS

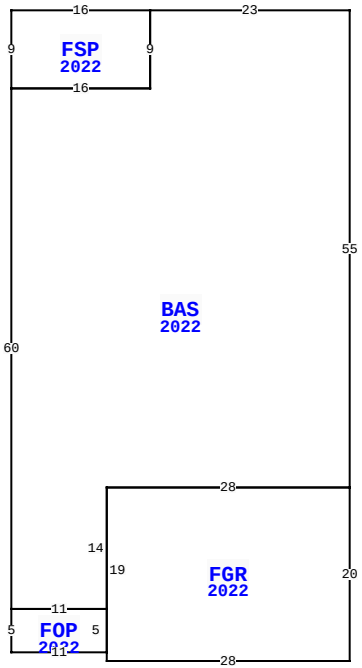
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,537	107.7120	107.71	273,260	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2155 HX Base Yr 2023



70337 WINDING RIVER DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,894
TOTAL MARKET OB/XF VALUE		4,726
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		331,620
SOH/AGL Deduction		6,880
ASSESSED VALUE		324,740
TOTAL EXEMPTION VALUE	HX HB AM	169,762
BASE TAXABLE VALUE		154,978
TOTAL JUST VALUE		331,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004166	CO ISSUED	0	04/21/2022
21007312	NEW CONSTR	313,660	06/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/1267	5/27/2022	SW	Q	I	01	388,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DIAZ JORGE DANIEL &						
/				I		0
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W23 FSP=[YR=2022] W16 S9 E16 N9$ S9 W16 S60 FOP=[YR=2022] S5 E11 FGR=[YR=2022] S1 E28 N20 W28 S19$ N5 W11$ E11 N14 E28 N55$.

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	918.00	SF	5.20	5.20	100	2022	2022	3	99	4,726	

LAND DESCRIPTION

TOTAL OB/XF 4,726

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