LOT 8
RIVER GLEN PH 4A OR 2466/344

CONRAD LINDA KAREN
70345 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0008-0000

BUILDING CHARACTERISTICS

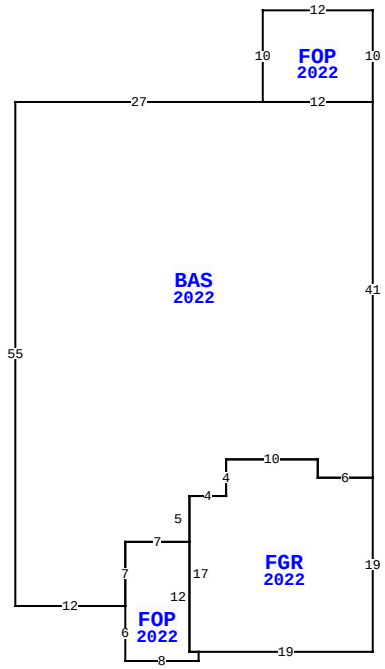
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,804	100	2022	1,804	200,894
FGR	392	55	2022	216	24,054
FOP	92	30	2022	28	3,118
FOP	120	30	2022	36	4,009
TOTALS	2,408			2,084	232,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,084	111.9160	111.92	233,241	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1804 HX Base Yr 2023



70345 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		232,075
TOTAL MARKET OB/XF VALUE		4,005
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		291,080
SOH/AGL Deduction		5,413
ASSESSED VALUE		285,667
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,945
TOTAL JUST VALUE		291,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011202	CO ISSUED	0	08/26/2022
21011202	NEW CONSTR	260,190	08/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2587/1968	8/29/2022	SW	Q	I	01	344,300

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: CONRAD LINDA KAREN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W12 S10 BAS=[YR=2022] W27 S55 E12
FOP=[YR=2022] S6 E8 N1 FGR=[YR=2022] E19 N19 W6 N2 W10 S4 W4 S17 E1$ W1 N12 W7 S7$ N7 E7 N5 E4 N4 E10 S2 E6 N41 W12$ E12 N10$.

EXTRA FEATURES

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	778.00	SF	5.20	5.20	100	2022	2022	3	99	4,005	

LAND DESCRIPTION

TOTAL OB/XF 4,005

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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