

LAWRENCE TAYLOR M & KARIE L
70353 WINDING RIVER DR
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall14DRYWALL 100

Interior Floo11CARPET 60

Interior Floo11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5009.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,15510020222,155230,954

FGR56055202230833,009

FOP55302022161,714

FOP144302022434,609

TOTALS2,9142,522270,287

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100012,522107.7120107.71271,64520222022000.5099.50

1 SINGLE FAM - 100% - 2024Heated Area: 2155HX Base Yr 2024

16239916556028141920281155FOP2022BAS2022FGR2022FOP2022

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOHA/GL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

270,2874,37255,000329,6592,960326,69950,722275,977329,6590317,492

HX HB

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / I / RSN CD SALE PRICE

2593/00779/23/2022SW Q I 01373,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:LAWRENCE TAYLOR MIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W23 FOP=[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

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,104.00SF4.004.00100202220223994,372

TOTAL OB/XF4,372

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000135CRES NATURAL100PUD0.000.001.00UT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE07/15/2022BYTWWMTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 07/30/2025 BY SYS