LOT 12
RIVER GLEN PH 4A OR 2466/344

BRITO JESUS & JEZENIA
70377 WINDING RIVER DRIVE
YULEE, FL 32097

2025

13-2N-26-1832-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

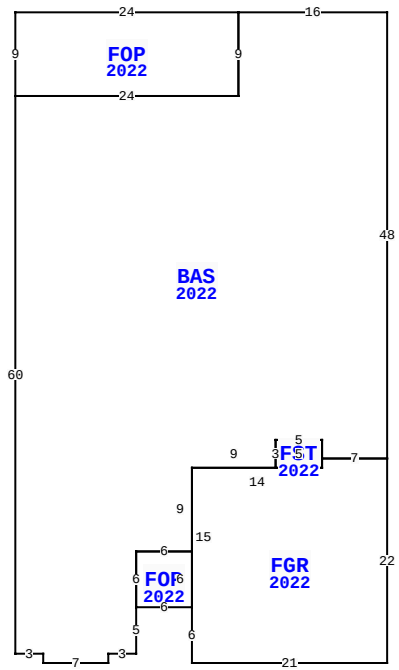
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,043	100	2022	2,043	231,494
FGR	448	55	2022	246	27,874
FOP	36	30	2022	11	1,247
FOP	216	30	2022	65	7,365
FST	15	55	2022	8	906
TOTALS	2,758			2,373	268,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	113.8760	113.88	270,237	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2043 HX Base Yr 2023



70377 WINDING RIVER DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,886
TOTAL MARKET OB/XF VALUE		3,851
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		327,737
SOH/AGL Deduction		93,809
ASSESSED VALUE		233,928
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,206
TOTAL JUST VALUE		327,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011839	CO ISSUED	0	07/28/2022
21011839	NEW CONSTR	297,129	09/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0144	8/02/2022	SW	Q	I	01	367,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: BRITO JESUS & JEZEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W24 S9 E24 N9$ S9 W24 S60 E3 S1 E7 N1 E3 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S6 E21 N22 W7 FST=[YR=2022] N2 W5 S3 E5 N1$ S1 W14 S15$ N6 W6 S6$ N6 E6 N9 E9 N3 E5 S2 E7 N48$.

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	748.00	SF	5.20	5.20	100	2022	2022	3	99	3,851	

LAND DESCRIPTION

TOTAL OB/XF 3,851

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