LOT 13
RIVER GLEN PH 4A OR 2466/344

TYGRETT JEREMY & CYNTHIA
70385 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

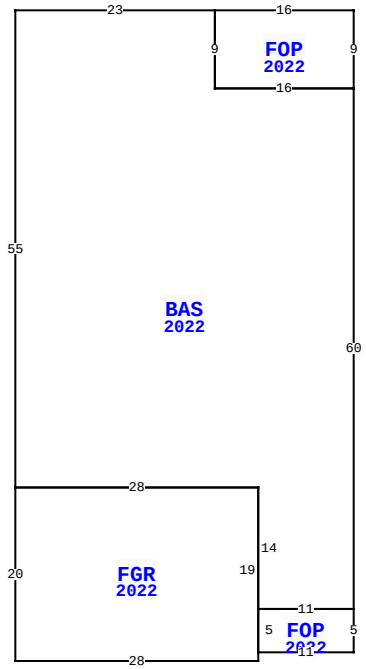
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
FOP	144	30	2022	43	4,609
TOTALS	2,914			2,522	270,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,522	107.7120	107.71	271,645	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2155 HX Base Yr



70385 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	270,287
TOTAL MARKET OB/XF VALUE	4,360
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	329,647
SOH/AGL Deduction	0
ASSESSED VALUE	329,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,647
TOTAL JUST VALUE	329,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011147	CO ISSUED	0	06/24/2022
21011147	NEW CONSTR	313,660	08/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/147	8/02/2023	WD	Q	I	02	399,900
GRANTOR: ANICO JUAN MANUEL & D						
GRANTEE: TYGRETT JEREMY & CY						
2574/1287	6/29/2022	SW	Q	I	01	373,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ANICO JUAN MANUEL &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 BAS=[YR=2022] W23 S55 FGR=[YR=2022] S20 E28 N1 FOP=[YR=2022] E11 N5 W11 S5$ N19 W28$ E28 S14 E11 N60 W16 N9$ S9 E16 N9$.

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	0812	CONCRETE C	0	0	0	0	1,101.00	SF	4.00	4.00	100	2022	2022	3	99	4,360	

LAND DESCRIPTION

TOTAL OB/XF 4,360

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	0		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