LOT 16
RIVER GLEN PH 5A OR 2510/1956

ANDERSON JUSTIN ERIC
70409 WINDING RIVER DRIVE
YULEE, FL 32097

2025

13-2N-26-1832-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

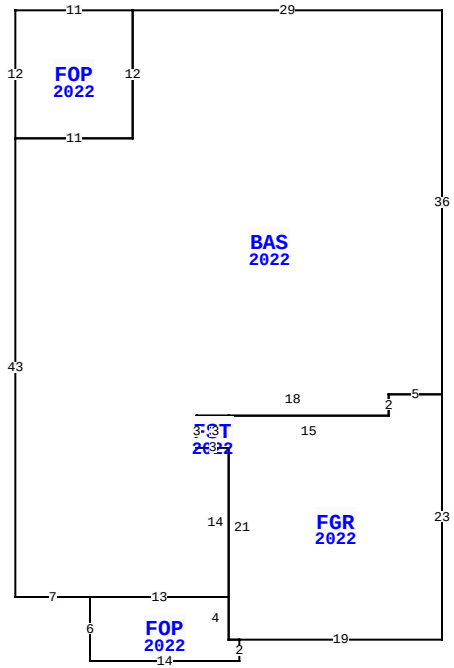
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,709	100	2022	1,709	192,475
FGR	430	55	2022	236	26,579
FOP	80	30	2022	24	2,703
FOP	132	30	2022	40	4,505
FST	9	55	2022	5	563
TOTALS	2,360			2,014	226,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	113.1900	113.19	227,965	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1709 HX Base Yr



70409 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	226,825
TOTAL MARKET OB/XF VALUE	3,557
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	285,382
SOH/AGL Deduction	0
ASSESSED VALUE	285,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,382
TOTAL JUST VALUE	285,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21018033	CO ISSUED	0	12/13/2022
21018033	NEW CONSTR	284,344	12/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1729	12/20/2022	SW	Q	I	01	348,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: ANDERSON JUSTIN ERI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W29 FOP=[YR=2022] W11 S12 E11 N12$ S12 W11 S43 E7 FOP=[YR=2022] S6 E14 N2 FGR=[YR=2022] E19 N23 W5 S2 W15 FST=[YR=2022] W3 S3 E3 N3$ S21 E1$ W1 N4 W13$ E13 N14 W3 N3 E18 N2 E5 N36$.

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	0	0	0	691.00	SF	5.20	5.20	100	2022	2022	3	99	3,557	

LAND DESCRIPTION

TOTAL OB/XF 3,557

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 12/19/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS