LOT 17
RIVER GLEN PH 5A OR 2510/1956

CARTY PORTIA J & RICHARDO A ET AL/JUNOR MIRIAM
70417 WINDING RIVER DRIVE
YULEE, FL 32097

2025

13-2N-26-1832-0017-0000

BUILDING CHARACTERISTICS

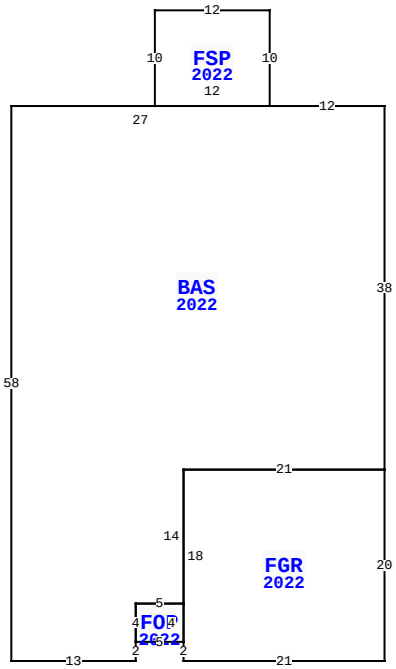
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,812	100	2022	1,812	201,785
FGR	420	55	2022	231	25,725
FOP	20	30	2022	6	669
FSP	120	40	2022	48	5,345
TOTALS	2,372			2,097	233,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	111.9160	111.92	234,696	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1812 HX Base Yr 2023



70417 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		233,523
TOTAL MARKET OB/XF VALUE		3,640
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		292,163
SOH/AGL Deduction		5,497
ASSESSED VALUE		286,666
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,944
TOTAL JUST VALUE		292,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001576	CO ISSUED	0	12/15/2022
22001576	NEW CONSTR	295,950	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0206	12/22/2022	SW	Q	I	01	355,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: CARTY PORTIA JUNOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FSP=[YR=2022] N10 W12 S10 E12$ W27 S58 E13 N2 FOP=[YR=2022] E5 FGR=[YR=2022] S2 E21 N20 W21 S18$ N4 W5 S4$ N4 E5 N14 E21 N38$.

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	707.00	SF	5.20	5.20	100	2022	2022	3	99	3,640	

LAND DESCRIPTION

TOTAL OB/XF 3,640

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 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