LOT 18
RIVER GLEN PH 5A OR 2510/1956

BOUTON CHRISTOPHER JOHN G
70425 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0018-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

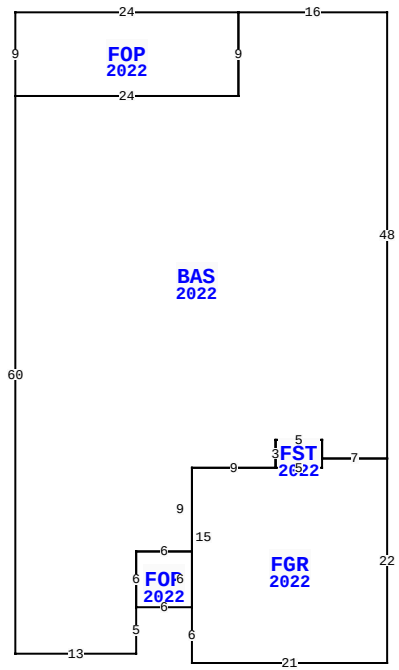
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100	2022	2,036	233,273
FGR	463	55	2022	255	29,216
FOP	36	30	2022	11	1,261
FOP	216	30	2022	65	7,448
FST	15	55	2022	8	916
TOTALS	2,766			2,375	272,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,375	115.1500	115.15	273,481	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2036 HX Base Yr 2023



70425 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		272,114
TOTAL MARKET OB/XF VALUE		4,278
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		331,392
SOH/AGL Deduction		6,933
ASSESSED VALUE		324,459
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,737
TOTAL JUST VALUE		331,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000581	CO ISSUED	0	10/27/2022
22000581	NEW CONSTR	338,487	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/0304	10/31/2022	SW	Q	I	01	402,000

GRANTOR: DR HORTON INC
GRANTEE: BOUTON CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W24 S9 E24 N9$ S9 W24 S60 E13 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S6 E21 N22 W7 FST=[YR=2022] S1 W5 N3 E5 S2 $ N2 W5 S3 W9 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	831.00	SF	5.20	5.20	100	2022	2022	3	99	4,278	

LAND DESCRIPTION

TOTAL OB/XF 4,278

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 11/02/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS