LOT 20
RIVER GLEN PH 5A OR 2510/1956

BRILLANT HERNS/JOHNSON JULIE L
70441 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

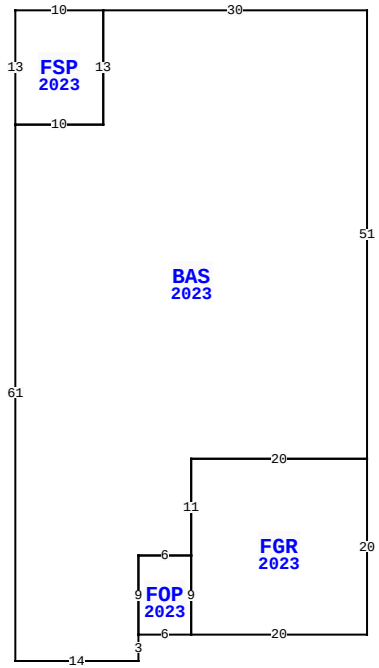
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,298	100	2023	2,298	259,214
FGR	400	55	2023	220	24,816
FOP	54	30	2023	16	1,805
FSP	130	40	2023	52	5,866
TOTALS	2,882			2,586	291,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,586	112.8000	112.80	291,701	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2298 HX Base Yr



70441 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		291,701
TOTAL MARKET OB/XF VALUE		6,391
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		353,092
SOH/AGL Deduction		14,588
ASSESSED VALUE		338,504
TOTAL EXEMPTION VALUE	13	338,504
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		353,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017960	CO ISSUED	0	01/17/2023
21017960	NEW CONSTR	366,705	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2620/0657	2/17/2023	SW	Q	I	01	402,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: BRILLANT HERNS & JU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=120,0] E30 S51 W20 S11 W6 S9 S3 W14 N61 E10 N13 $
FGR=[YR=2023;ORIG=130,51] E20 S20 W20 N9 N11 $
FSP=[YR=2023;ORIG=120,13] W10 N13 E10 S13 $
FOP=[YR=2023;ORIG=124,62] E6 S9 W6 N9 $
.

EXTRA FEATURES

L N	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	1,229.00	SF	5.20	5.20	100	2024	2023		100	6,391	

LAND DESCRIPTION

TOTAL OB/XF 6,391

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/17/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS