LOT 23
RIVER GLEN PH 5A OR 2510/1956

TILEBAEV SAMAT & DILBARA
70465 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

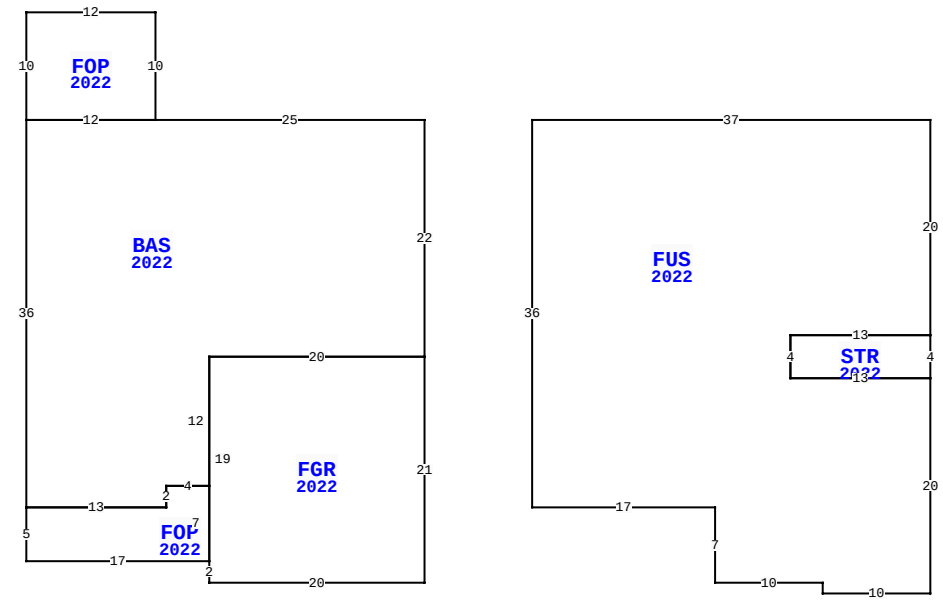
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	2022	1,044	117,871
FGR	420	55	2022	231	26,081
FOP	93	30	2022	28	3,161
FOP	120	30	2022	36	4,065
FUS	1,430	100	2022	1,430	161,451
STR	52	10	2022	5	564
TOTALS	3,159			2,774	313,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,774	113.4720	113.47	314,766	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2474 HX Base Yr 2024



70465 WINDING RIVER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,192
TOTAL MARKET OB/XF VALUE		4,134
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		372,326
SOH/AGL Deduction		3,725
ASSESSED VALUE		368,601
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,879
TOTAL JUST VALUE		372,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2117949	CO ISSUED	0	12/27/2022
21017949	NEW CONSTR	400,595	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0391	12/29/2022	SW	Q	I	02	456,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: TILEBAEV SAMAT & DI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] N10 W12 S10 E12$ W12 S36 FOP=[YR=2022] S5 E17 FGR=[YR=2022] S2 E20 N21 W20 S19$ N7 W4 S2 W13$ E13 N2 E4 N12 E20 N22$ PTR= E10 FUS=[YR=2022] E37 S20 STR=[YR=2022] S4 W13 N4 E13 $ W13 S4 E13 S20 W10 N1 W10 N7 W17 N36$ W10$.

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	803.00	SF	5.20	5.20	100	2022	2022	3	99	4,134	

LAND DESCRIPTION

TOTAL OB/XF 4,134

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