LOT 27
RIVER GLEN PH 5A OR 2510/1956

MAVILA SONIA ET AL/SPRINGLE JOHN BRADLEY
70497 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0027-0000

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	03	PLASTER 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

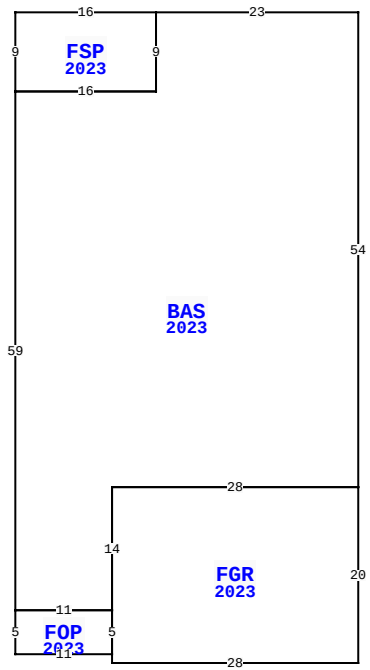
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,116	100	2023	2,116	236,653
FGR	560	55	2023	308	34,447
FOP	55	30	2023	16	1,789
FSP	144	40	2023	58	6,487
TOTALS	2,875			2,498	279,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,498	111.8400	111.84	279,376	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2116 HX Base Yr 2024



70497 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		279,376
TOTAL MARKET OB/XF VALUE		10,963
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		345,339
SOH/AGL Deduction		103,486
ASSESSED VALUE		241,853
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,131
TOTAL JUST VALUE		345,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013444	CO ISSUED	0	03/01/2023
22001193	NEW CONSTR	357,355	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/1982	3/16/2023	SW	Q	I	02	365,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MAVILA SONIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,0] E23 S54 W28 S14 W11 N59 E16 N9 $
FSP=[YR=2023;ORIG=40,9] W16 N9 E16 S9 $
FOP=[YR=2023;ORIG=24,68] E11 S5 W11 N5 $
FGR=[YR=2023;ORIG=35,54] E28 S20 W28 N1 N5 N14 $
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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	1,107.00	SF	5.20	5.20	100	2024	2023		100	5,756	
2	0476	VF 6 SBPL	0	100	0	0	155.00	LF	32.00	32.00	100	2024	2023		99	4,910	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 10,963

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 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