

CONAWAY TYLER & LAUREN
70505 WINDING RIVER DR
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	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.			
Units		1. 100 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	1,812	100	2023	1,812	205,100
FGR	420	55	2023	231	26,147
FOP	25	30	2023	8	906
FOP	120	30	2023	36	4,075
TOTALS	2,377			2,087	236,228

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,087	113.1900	113.19	236,228	2023	2023	0	0	0.00	100.00

1 SINGLE FAM - 0% - 2024

Heated Area: 1812

HX Base Yr

The diagram shows a building footprint with several rectangular sections. The main section is labeled 'BAS 2023' and has dimensions 15, 12, 12, 38, 13, 21, 29, 14, 5, 5, 13, 58, 15. A smaller section at the bottom right is labeled 'FGR 2023' and has dimensions 21, 29, 14, 5, 5, 13, 21. Another small section at the top left is labeled 'FOP 2023' and has dimensions 12, 10, 10, 12. The total area is 2,377 square feet.

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,087	113.1900	113.19	236,228	2023	2023	0	0	0.00	100.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					236,228				
TOTAL MARKET OB/XF VALUE					3,858				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					295,086				
SOH/AGL Deduction					0				
ASSESSED VALUE					295,086				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					295,086				
TOTAL JUST VALUE					295,086				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					283,273				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001196	C0 ISSUED	0	03/01/2023
22003068	NEW CONSTR	302,686	02/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/0947	3/24/2023	SW	Q	I	01	337,600

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:CONAWAY TYLER & LAU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=15,-40] W15 S58 E13 N1 N5 E5 N14 E21 N38 W12 W12 \$									
FGR=[YR=2023;ORIG=39,-2] S20 W21 N1 N5 N14 E21 \$									
FOP=[YR=2023;ORIG=15,-40] E12 N10 W12 S10 \$									
FOP=[YR=2023;ORIG=13,12] E5 S5 W5 N5 \$									

LAND DESCRIPTION

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	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF

3,858

REVIEW DATE 05/17/2023 BY KW

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

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