LOT 32
RIVER GLEN PH 5A OR 2510/1956

DELAROSA JUAN S & VICTORIA
70537 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0032-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

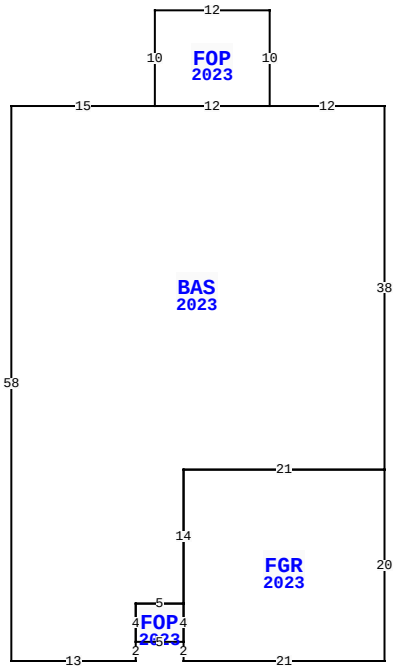
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	2023	1,812	205,100
FGR	420	55	2023	231	26,147
FOP	20	30	2023	6	679
FOP	120	30	2023	36	4,075
TOTALS	2,372			2,085	236,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,085	113.1900	113.19	236,001	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1812 HX Base Yr 2024



70537 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		236,001
TOTAL MARKET OB/XF VALUE		4,524
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,525
SOH/AGL Deduction		3,573
ASSESSED VALUE		291,952
TOTAL EXEMPTION VALUE	HX HB AM	112,847
BASE TAXABLE VALUE		179,105
TOTAL JUST VALUE		295,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013480	CO ISSUED	0	03/01/2023
22001705	NEW CONSTR	295,950	01/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1747	3/15/2023	SW	Q	I	01	318,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: DELAROSE JUAN SEBAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,0] E15 E12 E12 S38 W21 S14 W5 S4 S2 W13 N58 $
FOP=[YR=2023;ORIG=15,0] E12 N10 W12 S10 $
FOP=[YR=2023;ORIG=13,52] E5 S4 W5 N4 $
FGR=[YR=2023;ORIG=39,38] S20 W21 N2 N4 N14 E21 $
.

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	870.00	SF	5.20	5.20	100	2024	2023		100	4,524	

LAND DESCRIPTION

TOTAL OB/XF 4,524

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	000100	C	RES	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