LOT 72
RIVER GLEN PHASE 5B OR 2574/93

MILLER TORI FITZGERALD/KAUFMANN HANNAH ROSE
70611 TURTLE CREEK CT
YULEE, FL 32097

2025

13-2N-26-1832-0072-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

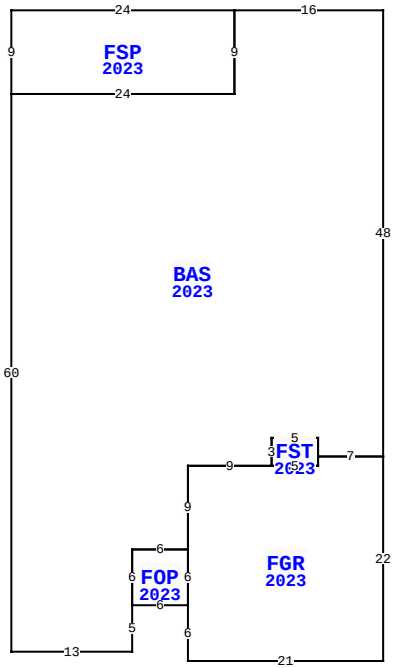
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100	2023	2,036	234,445
FGR	448	55	2023	246	28,327
FOP	36	30	2023	11	1,267
FSP	216	40	2023	86	9,903
FST	15	55	2023	8	921
TOTALS	2,751			2,387	274,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	115.1500	115.15	274,863	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2036 HX Base Yr 2025



70611 TURTLE CREEK CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,863
TOTAL MARKET OB/XF VALUE		3,936
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		333,799
SOH/AGL Deduction		0
ASSESSED VALUE		333,799
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,077
TOTAL JUST VALUE		333,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05914	CO		10/04/2023
B2305914	SFR	381,290	05/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/1966	10/24/2023	SW	Q	I	01	378,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MILLER TORI FITZGER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] E16 S48 W7 N2 W5 S3 W9 S9 W6 S6 S5 W13 N60 E24 N9 $
FGR=[YR=2023;ORIG=76,48] S22 W21 N6 N6 N9 E9 E5 N1 E7 $
FSP=[YR=2023;ORIG=60,9] W24 N9 E24 S9 $
FOP=[YR=2023;ORIG=49,58] E6 S6 W6 N6 $
FST=[YR=2023;ORIG=69,49] N1 N2 W5 S3 E5 $
.

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	757.00	SF	5.20	5.20	100	2024	2023		100	3,936	

LAND DESCRIPTION

TOTAL OB/XF 3,936

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	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/10/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS