LOT 78
RIVER GLEN PHASE 5B OR 2574/93

GREEN BRIAN KEITH/CASTILLO CALANDRA THEODORA
70670 TURTLE CREEK CT
YULEE, FL 32097

2025

13-2N-26-1832-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

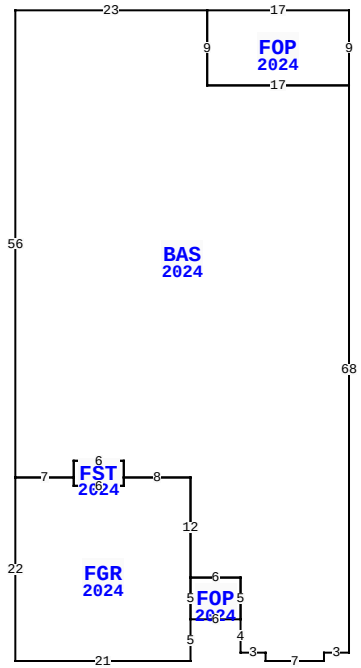
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,427	100	2024	2,427	269,106
FGR	456	55	2024	251	27,831
FOP	30	30	2024	9	998
FOP	153	30	2024	46	5,100
FST	18	55	2024	10	1,109
TOTALS	3,084			2,743	304,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,743	110.8800	110.88	304,144	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2427 HX Base Yr



70670 TURTLE CREEK CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,144
TOTAL MARKET OB/XF VALUE		5,002
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		364,146
SOH/AGL Deduction		5,076
ASSESSED VALUE		359,070
TOTAL EXEMPTION VALUE	13	359,070
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		364,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04245	CO		10/23/2023
23004245	NEW CONSTR	445,251	03/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/87	10/24/2023	SW	Q	I	01	429,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: GREEN BRIAN KEITH

BUILDING NOTES

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	962.00	SF	5.20	5.20	100	2024	2023		100	5,002	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E23 S9 E17 S68 W3 S1 W7 N1 W3 N4 N5 W6 N12 W8 N2 W6 S2 W7 N56 $
FGR=[YR=2024;ORIG=10,66] E7 S1 E6 N1 E8 S12 S5 S5 W21 N22 $
FOP=[YR=2024;ORIG=33,10] E17 S9 W17 N9 $
FOP=[YR=2024;ORIG=31,78] S5 E6 N5 W6 $
FST=[YR=2024;ORIG=17,64] E6 S2 S1 W6 N1 N2 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,002

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

REVIEW DATE 12/14/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS