LOT 79
RIVER GLEN PHASE 5B OR 2574/93

MIKOLITCH BRIAN & KRISTI
70662 TURTLE CREEK CT
YULEE, FL 32097

2025

13-2N-26-1832-0079-0000

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

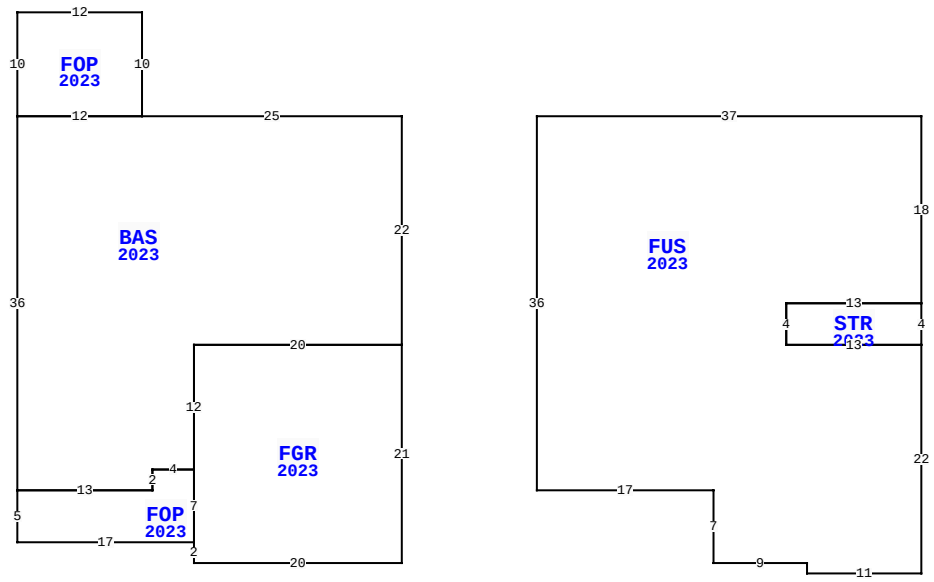
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	2023	1,044	117,763
FGR	420	55	2023	231	26,057
FOP	93	30	2023	28	3,158
FOP	120	30	2023	36	4,061
FUS	1,431	100	2023	1,431	161,417
STR	52	10	2023	5	564
TOTALS	3,160			2,775	313,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,775	112.8000	112.80	313,020	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2475 HX Base Yr



70662 TURTLE CREEK CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	313,020
TOTAL MARKET OB/XF VALUE	3,494
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	371,514
SOH/AGL Deduction	0
ASSESSED VALUE	371,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,514
TOTAL JUST VALUE	371,514
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-4249	CO		10/18/2023
23004249	NEW CONSTR	451,455	03/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/549	10/25/2023	SW	Q	I	01	424,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MIKOLITCH BRIAN & K

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=97,0] W37 S36 E17 S7 E9 S1 E11 N22 W13 N4 E13 N18 $
BAS=[YR=2023;ORIG=47,0] W25 W12 S36 E13 N2 E4 N12 E20 N22 $
FGR=[YR=2023;ORIG=27,22] E20 S21 W20 N2 N7 N12 $
FOP=[YR=2023;ORIG=10,0] E12 N10 W12 S10 $
FOP=[YR=2023;ORIG=10,36] S5 E17 N7 W4 S2 W13 $
STR=[YR=2023;ORIG=97,18] W13 S4 E13 N4 $
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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	0	0	0	672.00	SF	5.20	5.20	100	2024	2023		100	3,494	

LAND DESCRIPTION

TOTAL OB/XF 3,494

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	000134	C	RES POND	0		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