LOT 82
RIVER GLEN PHASE 5B OR 2574/93

BRAZAUSKAS JOHN JR
70638 TURTLE CREEK CT
YULEE, FL 32097

2025

13-2N-26-1832-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

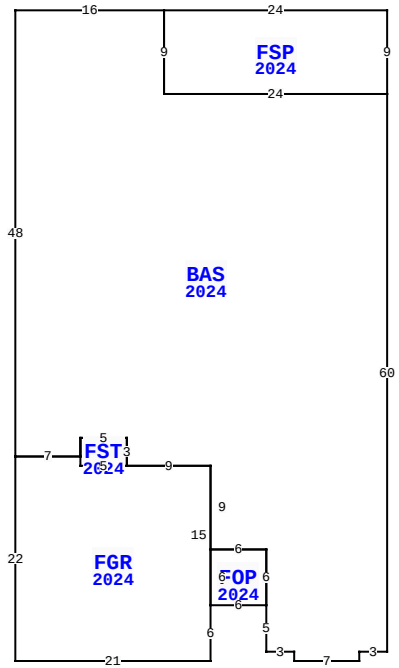
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,043	100	2024	2,043	235,251
FGR	463	55	2024	255	29,363
FOP	36	30	2024	11	1,267
FSP	216	40	2024	86	9,903
FST	15	55	2024	8	921
TOTALS	2,773			2,403	276,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,403	115.1500	115.15	276,705	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2043 HX Base Yr



70638 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	276,705
TOTAL MARKET OB/XF VALUE	3,775
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	335,480
SOH/AGL Deduction	0
ASSESSED VALUE	335,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,480
TOTAL JUST VALUE	335,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-2372	CO		10/25/2023
B2302372	NEW CONSTR	378,656	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/1410	11/08/2023	SW	Q	I	01	380,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: BRAZAUSKAS JOHN JR

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	0	0	0	726.00	SF	5.20	5.20	100	2024	2023		100	3,775	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-40,0] E16 S9 E24 S60 W3 S1 W7 N1 W3 N5 N6 W6 N9 W9 N3 W5 S2 W7 N48 $
FGR=[YR=2024;ORIG=-19,64] S6 W21 N22 E7 N2 E5 S3 E9 S15 $
FSP=[YR=2024;ORIG=-24,0] E24 S9 W24 N9 $
FOP=[YR=2024;ORIG=-13,64] W6 N6 E6 S6 $
FST=[YR=2024;ORIG=-33,48] S1 E5 N3 W5 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,775

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