

CHESNA AMY & RAYMOND
70630 TURTLE CREEK CT
YULEE, FL 32097

13-2N-26-1832-0083-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units1.1. 100
0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5009.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,81210020231,812205,100

FGR42055202323126,147

FOP253020238906

FSP120402023485,433

TOTALS2,3772,099237,586

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,099113.1900113.19237,58620232023000.00100.00

1 SINGLE FAM - 100% - 2024

Heated Area: 1812

HX Base Yr 2024

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/12/2023MLU

EXTRA FEATURES

70630 TURTLE CREEK CT, YULEE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000672.00SF5.205.20100202420231003,494

LAND DESCRIPTIONTOTAL OB/XF3,494

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTUNITYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE12/15/2023BYKWTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTYPAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE237,586

TOTAL MARKET OB/XF VALUE3,494

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE296,080

SOH/AGL Deduction3,639

ASSESSED VALUE292,441

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE241,719

TOTAL JUST VALUE296,080

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE284,199

PERMIT NUMDESCRIPTIONAMTISSUED

C23-5867C010/25/2023

B2305867SFR333,40405/08/2023

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / I / V / I / RSN CD

SALE PRICE

2677/3810/30/2023SWQI02341,300

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:CHESNA AMY & RAYMON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=39,0] W15 W12 W12 S38 E21 S14 E5 S5 S1 E13 N58 \$
FGR=[YR=2023;ORIG=0,38] S20 E21 N1 N5 N14 W21 \$
FSP=[YR=2023;ORIG=24,0] W12 N10 E12 S10 \$
FOP=[YR=2023;ORIG=26,52] W5 S5 E5 N5 \$
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