LOT 85
RIVER GLEN PHASE 5B OR 2574/93

MONTGOMERY EVAN MICHAEL & ASHLEY NICOLE
70614 TURTLE CREEK CT
YULEE, FL 32097

2025

13-2N-26-1832-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

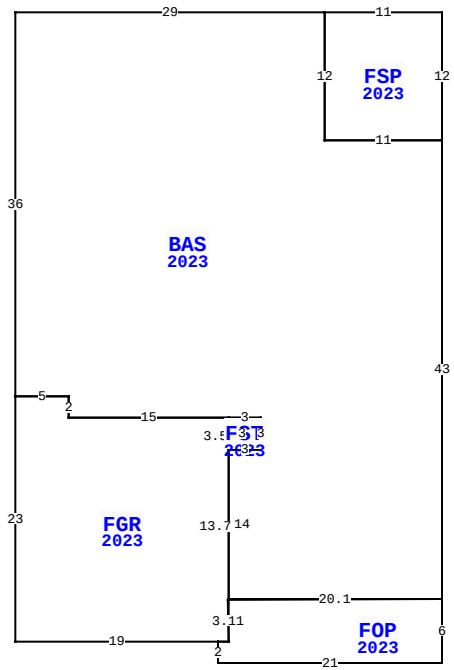
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,709	100	2023	1,709	193,442
FGR	430	55	2023	236	26,713
FOP	121	30	2023	36	4,075
FSP	132	40	2023	53	5,999
FST	9	55	2023	5	566
TOTALS	2,401			2,039	230,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	113.1900	113.19	230,794	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1709 HX Base Yr 2024



70614 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		230,794
TOTAL MARKET OB/XF VALUE		3,692
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		289,486
SOH/AGL Deduction		3,480
ASSESSED VALUE		286,006
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,284
TOTAL JUST VALUE		289,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02605	CO		11/02/2023
B2302605	NEW CONSTR	321,193	02/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/690	11/30/2023	SW	Q	I	01	334,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: OMNTGOMERY EVAN MIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-60,-20] E29 S12 E11 S43 W20 N14 E3 N3 W3 W15 N2 W5 N36 $
FGR=[YR=2023;ORIG=-60,16] E5 S2 E15 D3.5L0 D13.7R0 S4 W1 W19 N23 $
FSP=[YR=2023;ORIG=-31,-20] E11 S12 W11 N12 $
FOP=[YR=2023;ORIG=-41,39] E1 U3.11L0.1 U0.1R20.1 S6 W21 N2 $
FST=[YR=2023;ORIG=-40,18] E3 S3 W3 N3 $
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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	100	0	0	710.00	SF	5.20	5.20	100	2024	2023		100	3,692	

LAND DESCRIPTION

TOTAL OB/XF 3,692

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 12/15/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS