LOT 149
RIVER GLEN PH 5A OR 2510/1956

JONES FAYE N
70542 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0149-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

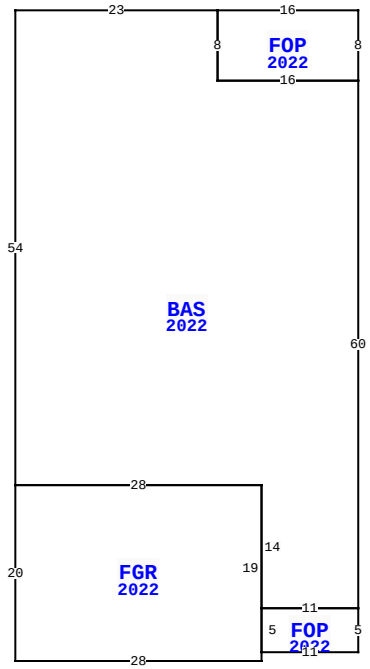
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,132	100	2022	2,132	231,141
FGR	560	55	2022	308	33,392
FOP	55	30	2022	16	1,734
FOP	128	30	2022	38	4,119
TOTALS	2,875			2,494	270,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,494	108.9600	108.96	271,746	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2132 HX Base Yr 2023



70542 WINDING RIVER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,387
TOTAL MARKET OB/XF VALUE		4,043
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		329,430
SOH/AGL Deduction		6,865
ASSESSED VALUE		322,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,843
TOTAL JUST VALUE		329,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002383	CO ISSUED	0	12/16/2022
22002383	NEW CONSTR	357,355	02/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2611/0896	12/30/2022	SW	Q	I	01	370,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: JONES FAYE N

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 BAS=[YR=2022] W23 S54 FGR=[YR=2022] S20 E28 N1 FOP=[YR=2022] E11 N5 W11 S5$ N19 W28$ E28 S14 E11 N60 W16 N8$ S8 E16 N8$.

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	0812	CONCRETE C	0	100	0	0	1,021.00	SF	4.00	4.00	100	2022	2022	3	99	4,043	

LAND DESCRIPTION

TOTAL OB/XF 4,043

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	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/19/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS