

LOT 150
RIVER GLEN PH 5A OR 2510/1956

PRICE KEIANNA T
70534 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0150-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 100	0100	01	2,123	113.1900	113.19	240,302	2022	2022	0	0	0	0.50	99.50	VALUATION BY	STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023										Heated Area: 1843				HX Base Yr											
Roof Cover	03	COMP SHNGL 100															Tax Group: 4						Tax Dist:					
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE						239,100					
Interior Floo	11	CLAY TILE 50															TOTAL MARKET OB/XF VALUE						3,779					
Interior Floo	14	CARPET 50															TOTAL LAND VALUE - MARKET						55,000					
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE						297,879					
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction						0					
Bedrooms	4	100															ASSESSED VALUE						297,879					
Bathrooms	2	100															TOTAL EXEMPTION VALUE						0					
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE						297,879					
Stories	1.	1. 100	TOTAL JUST VALUE						297,879																			
Units	0	100	NCON VALUE						0																			
Occupancy	00	NONE 100	INCOME VALUE																									
			PREVIOUS YEAR MKT VALUE						287,103																			