

LOT 151
RIVER GLEN PH 5A OR 2510/1956

SEEDORF RHONDA L
70526 WINDING RIVER DRIVE
YULEE, FL 32097

2025

13-2N-26-1832-0151-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	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	1,812	100	2022	1,812	204,075
FGR	420	55	2022	231	26,016
FOP	25	30	2022	8	901
FOP	120	30	2022	36	4,055
TOTALS	2,377			2,087	235,047

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,087	113.1900	113.19	236,228	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2023

Heated Area: 1812

HX Base Yr 2023

The diagram shows a floor plan with three distinct areas labeled in blue text:

- FOP 2022**: A small square area at the top with dimensions 12 (width) and 12 (height).
- BAS 2022**: A large rectangular area in the center with dimensions 24 (width) and 38 (height).
- FGR 2022**: A rectangular area at the bottom left with dimensions 21 (width) and 14 (height).

Additional dimensions and layout details include:

- A vertical line of length 10 on the left side of the FOP area.
- A horizontal line of length 15 on the top right of the BAS area.
- A vertical line of length 58 on the right side of the BAS area.
- A horizontal line of length 21 on the top of the FGR area.
- A vertical line of length 19 on the right side of the FGR area.
- A small square area at the bottom right of the FGR area with dimensions 5 (width) and 6 (height).
- A horizontal line of length 21 on the bottom of the FGR area.
- A horizontal line of length 13 on the bottom right of the BAS area.
- A vertical line of length 20 on the left side of the FGR area.

BLD DATE		LGL DATE	
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