LOT 153
RIVER GLEN PH 5A OR 2510/1956

BARRETTE MATTHEW D & JILLIAN H
65565 BOWFIN SPRING CT
YULEE, FL 32097

2025

13-2N-26-1832-0153-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

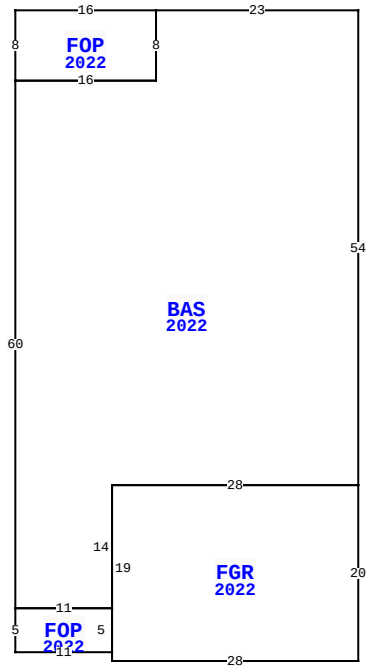
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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% - 2024 Heated Area: 2132 HX Base Yr



65565 BOWFIN SPRING CT, 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		5,014
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		330,401
SOH/AGL Deduction		2,954
ASSESSED VALUE		327,447
TOTAL EXEMPTION VALUE	13	327,447
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		330,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017989	CO ISSUED	0	12/20/2022
21017989	NEW CONSTR	357,355	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2612/1990	1/10/2023	SW	Q	I	01	372,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: BARRETTE MATTHEW DA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W23 FOP=[YR=2022] W16 S8 E16 N8$ S8 W16 S60 FOP=[YR=2022] S5 E11 FGR=[YR=2022] S1 E28 N20 W28 S19$ N5 W11$ E11 N14 E28 N54$.

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	974.00	SF	5.20	5.20	100	2022	2022	3	99	5,014	

LAND DESCRIPTION

TOTAL OB/XF 5,014

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	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