LOT 158
RIVER GLEN PH 5A OR 2510/1956

TOMFORD PATRICK A/EWOUDS-TOMFORD PATRICIA A
65562 BOWFIN SPRING CT
YULEE, FL 32097

2025

13-2N-26-1832-0158-0000

BUILDING CHARACTERISTICS

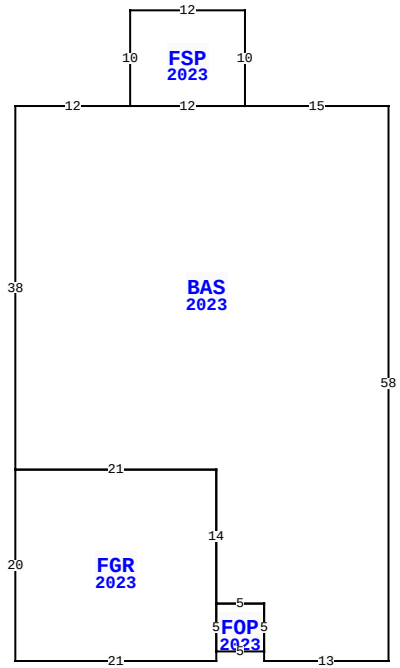
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2023	1,812	205,100
FGR	420	55	2023	231	26,147
FOP	25	30	2023	8	906
FSP	120	40	2023	48	5,433
TOTALS	2,377			2,099	237,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	113.1900	113.19	237,586	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1812 HX Base Yr 2024



65562 BOWFIN SPRING CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,586
TOTAL MARKET OB/XF VALUE		3,385
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,971
SOH/AGL Deduction		3,642
ASSESSED VALUE		292,329
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,607
TOTAL JUST VALUE		295,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017975	CO ISSUED	0	01/18/2023
21017975	NEW CONSTR	295,950	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1321	2/01/2023	SW	Q	I	01	366,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: TOMFORD PATRICK A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=39,0] W15 W12 W12 S38 E21 S14 E5 S5 S1 E13 N58 $
FGR=[YR=2023;ORIG=0,38] S20 E21 N1 N5 N14 W21 $
FSP=[YR=2023;ORIG=24,0] W12 N10 E12 S10 $
FOP=[YR=2023;ORIG=26,52] W5 S5 E5 N5 $
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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	651.00	SF	5.20	5.20	100	2024	2023		100	3,385	

LAND DESCRIPTION

TOTAL OB/XF 3,385

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	000134	C	RES POND	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 05/18/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS