LOT 159
RIVER GLEN PH 5A OR 2510/1956

TATE SEAN PATRICK & ALEXIS B
65554 BOWFIN SPRING CT
YULEE, FL 32097

**2025**

**13-2N-26-1832-0159-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

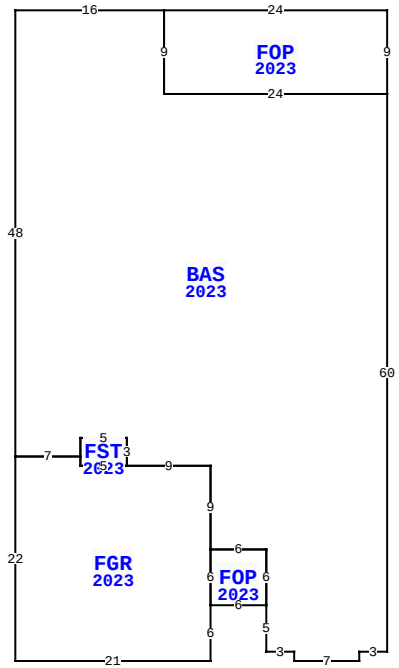
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,043 | 100 | 2023 | 2,043 | 235,251 |
| FGR | 448 | 55 | 2023 | 246 | 28,327 |
| FOP | 36 | 30 | 2023 | 11 | 1,267 |
| FOP | 216 | 30 | 2023 | 65 | 7,485 |
| FST | 15 | 55 | 2023 | 8 | 921 |
| TOTALS | 2,758 | | | 2,373 | 273,251 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,373 | 115.1500 | 115.15 | 273,251 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2043 HX Base Yr 2024




65554 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 | | 273,251 |
| TOTAL MARKET OB/XF VALUE | | 10,765 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 339,016 |
| SOH/AGL Deduction | | 4,170 |
| ASSESSED VALUE | | 334,846 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 284,124 |
| TOTAL JUST VALUE | | 339,016 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 325,409 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22000928 | CO ISSUED | 0 | 01/24/2023 |
| 22000928 | NEW CONSTR | 338,487 | 01/18/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2619/0172 | 2/09/2023 | SW | Q | I | 01 | 349,300 |

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: TATE SEAN PATRICK &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=52,0] W16 S48 E7 N2 E5 S3 E9 S9 E6 S6 S5 E3 S1 E7 N1 E3 N60 W24 N9 $
FGR=[YR=2023;ORIG=36,48] S22 E21 N6 N6 N9 W9 W5 N1 W7 $
FOP=[YR=2023;ORIG=52,9] E24 N9 W24 S9 $
FOP=[YR=2023;ORIG=63,58] W6 S6 E6 N6 $
FST=[YR=2023;ORIG=43,49] N1 N2 E5 S3 W5 $
.

## 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 | 896.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 4,659 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 174.00 | LF | 32.00 | 32.00 | 100 | 2024 | 2023 | | 99 | 5,512 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 99 | 594 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,765

| 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