

LOT 160
RIVER GLEN PH 5A OR 2510/1956

STRUTT COLTON & JASMINE
70470 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0160-0000



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	2,087	113.1900	113.19	236,228	2022	2022	0	0	0	0.50	99.50	STANDARD																								
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024														Heated Area: 1812												HX Base Yr 2024											
Roof Cover	03	COMP SHNGL 100	12 10 10 12 FOP 2022 24 15 58 38 BAS 2022 21 14 19 20 21 FGR 2022 5 6 13 5 FOP 2022																																					
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																																		
EXTRA FEATURES						70470 WINDING RIVER DR, YULEE																																		
L N	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	731.00	SF	5.20	5.20	100	2022	2022	3	99	3,763																								
2	0476	VF 6 SBPL	1	100	0	0	120.00	LF	32.00	32.00	100	2024	2023		99	3,802																								
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297																								
4	0462	ST/AL FNC	1	100	84	0	336.00	SF	10.00	10.00	100	2024	2023		98	3,293																								
5	0463	FENCE GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297																								
TOTAL OB/XF 11,452																																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 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																																								