LOT 163
RIVER GLEN PH 5A OR 2510/1956

STJEPANOVIC MILAN & ELIZABETH
70446 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0163-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

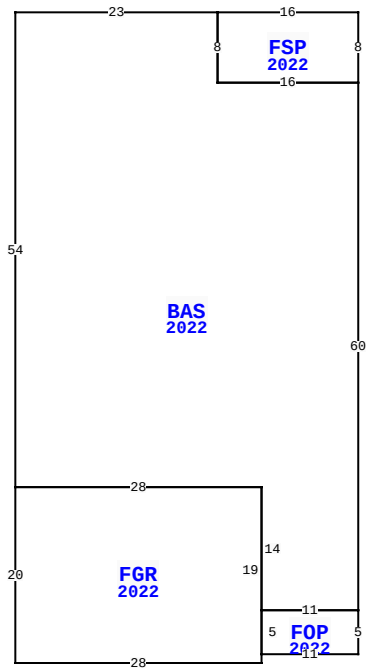
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
FSP	128	40	2022	51	5,529
TOTALS	2,875			2,507	271,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	108.9600	108.96	273,163	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2132 HX Base Yr 2023



70446 WINDING RIVER DR, 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		271,797
TOTAL MARKET OB/XF VALUE		12,550
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		339,347
SOH/AGL Deduction		6,550
ASSESSED VALUE		332,797
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,075
TOTAL JUST VALUE		339,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21018036	CO ISSUED	0	11/14/2022
21018036	NEW CONSTR	357,355	12/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/0947	11/16/2022	SW	Q	I	01	413,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: STJEPANOVIC MILAN &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W16 BAS=[YR=2022] W23 S54 FGR=[YR=2022] S20 E28 N1 FOP=[YR=2022] E11 N5 W11 S5$ N19 W28$ E28 S14 E11 N60 W16 N8$ S8 E16 N8$.

EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,047.00	SF	4.00	4.00	100	2022	2022	3	99	4,146	
2	0476	VF 6 SBPL	1	100	0	0	150.00	LF	32.00	32.00	100	2024	2023		99	4,752	
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	78	0	312.00	SF	10.00	10.00	100	2024	2023		98	3,058	
5	0463	FENCE GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 12,550

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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