LOT 164
RIVER GLEN PH 5A OR 2510/1956

DEDMON DYLAN
70438 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0164-0000

BUILDING CHARACTERISTICS

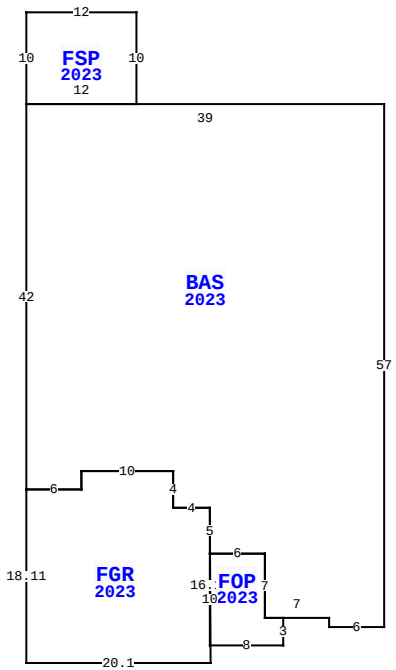
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,856	100	2023	1,856	210,081
FGR	391	55	2023	215	24,336
FOP	66	30	2023	20	2,264
FSP	120	40	2023	48	5,433
TOTALS	2,433			2,139	242,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,139	113.1900	113.19	242,113	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1856 HX Base Yr 2025



70438 WINDING RIVER DR, 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		242,113
TOTAL MARKET OB/XF VALUE		4,791
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		301,904
SOH/AGL Deduction		0
ASSESSED VALUE		301,904
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		246,182
TOTAL JUST VALUE		301,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017400	CO ISSUED	0	01/24/2023
21017400	NEW CONSTR	298,852	12/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/0797	1/26/2023	SW	Q	I	01	328,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: DEDMON DYLAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,10] E39 S57 W6 N1 W7 N7 W6 N5 W4 N4 W10 S2 W6 N42 $
FGR=[YR=2023;ORIG=20,52] E6 N2 E10 S4 E4 D16.11R0.1 W20.1 N18.11 $
FSP=[YR=2023;ORIG=20,0] E12 S10 W12 N10 $
FOP=[YR=2023;ORIG=40,59] E6 S7 E2 S3 W8 N10 $
.

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	0810	CONCRETE A	0	100	0	0	737.00	SF	6.50	6.50	100	2023	2023		100	4,791	

LAND DESCRIPTION

TOTAL OB/XF 4,791

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 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