LOT 165
RIVER GLEN PH 5A OR 2510/1956

MIMS PHILLIP A REV TRUST AGRMT/MIMS PHILLIP A TRUS
70430 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0165-0000

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
Quality	03	Quality Level 03

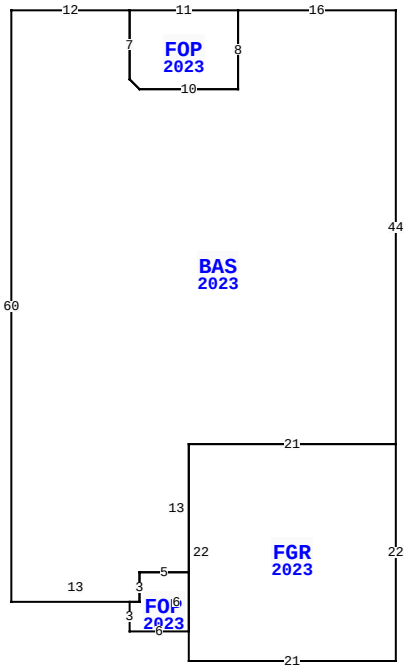
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2023	1,902	204,465
FGR	462	55	2023	254	27,305
FOP	33	30	2023	10	1,075
FOP	88	30	2023	26	2,795
TOTALS	2,485			2,192	235,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	107.5000	107.50	235,640	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1902 HX Base Yr 2025



70430 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		235,640
TOTAL MARKET OB/XF VALUE		4,427
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,067
SOH/AGL Deduction		20,035
ASSESSED VALUE		275,032
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,310
TOTAL JUST VALUE		295,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2117980	CO ISSUED	0	01/11/2023
21017980	NEW CONSTR	314,532	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0930	1/12/2023	SW	Q	I	01	332,500

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MIMS PHILLIP A REVO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E12 S7 D1R1 E10 N8 E16 S44 W21 S13 W5 S3 W13 N60 $
FGR=[YR=2023;ORIG=28,54] E21 S22 W21 N22 $
FOP=[YR=2023;ORIG=23,67] E5 S6 W6 N3 E1 N3 $
FOP=[YR=2023;ORIG=22,10] E11 S8 W10 U1L1 N7 $
.

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	681.00	SF	6.50	6.50	100	2023	2023		100	4,427	

LAND DESCRIPTION

TOTAL OB/XF 4,427

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