

DARDON PHILLIP ALEXANDER/GUTIERREZ CRISTINA MARIA
70422 WINDING RIVER DR
YULEE, FL 32097

13-2N-26-1832-0166-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover Interior Wall03COMP SHNGL 100 DRYWALL 100

Interior Floor05CLAY TILE 50

Interior Floor11CARPET 50

Air Condition Heating Type14CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1.001.100 0.100 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5009.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,13210020222,132232,303

FGR56055202230833,560

FOP55302022161,743

FSP128402022515,557

TOTALS2,8752,507273,163

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,507108.9600108.96273,16320232023000.00100.00

1 SINGLE FAM - 100% - 2024Heated Area: 2132HX Base Yr 2024

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

273,1637,12455,000335,2874,336330,95150,722280,229335,2870321,624

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2616/13541/27/2023SWQI01399,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:DARDON PHILLIP A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-23,0] E23 S54 W28 S14 W11 N60 E16 N8 \$
FGR=[YR=2022;ORIG=0,54] S20 W28 N1 N19 E28 \$
FSP=[YR=2022;ORIG=-39,0] E16 S8 W16 N8 \$
FOP=[YR=2022;ORIG=-28,73] W11 N5 E11 S5 \$
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LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

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EXTRA FEATURES

70422 WINDING RIVER DR, YULEE

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

6.50100202320231007,124

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REVIEW DATE

12/19/2022BYKW

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 07/30/2025 BY SYS