LOT 170
RIVER GLEN PH 4A OR 2466/344

HOUPE MARJORIE A & JASON T
70390 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0170-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

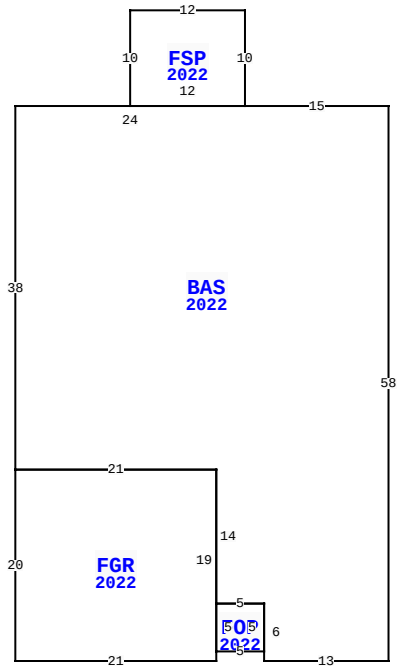
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,812	100	2022	1,812	204,075
FGR	420	55	2022	231	26,016
FOP	25	30	2022	8	901
FSP	120	40	2022	48	5,406
TOTALS	2,377			2,099	236,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	113.1900	113.19	237,586	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1812 HX Base Yr 2023



70390 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		236,398
TOTAL MARKET OB/XF VALUE		3,490
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		294,888
SOH/AGL Deduction		43,756
ASSESSED VALUE		251,132
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,410
TOTAL JUST VALUE		294,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011798	CO ISSUED	0	07/20/2022
21011798	NEW CONSTR	259,830	09/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/0481	7/20/2022	SW	Q	I	01	333,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: HOUPE MARJORIE A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FSP=[YR=2022] N10 W12 S10 E12$ W24 S38
FGR=[YR=2022] S20 E21 N1 FOP=[YR=2022] E5 N5 W5 S5$ N19
W21$ E21 S14 E5 S6 E13 N58 $.

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	0811	CONCRETE B	0	100	0	0	678.00	SF	5.20	5.20	100	2022	2022	3	99	3,490	

LAND DESCRIPTION

TOTAL OB/XF 3,490

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 11/02/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS