LOT 171
RIVER GLEN PH 4A OR 2466/344

CARACAS MARIO JR & VALERIE C
70382 WINDING RIVER DRIVE
YULEE, FL 32097

2025

13-2N-26-1832-0171-0000

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

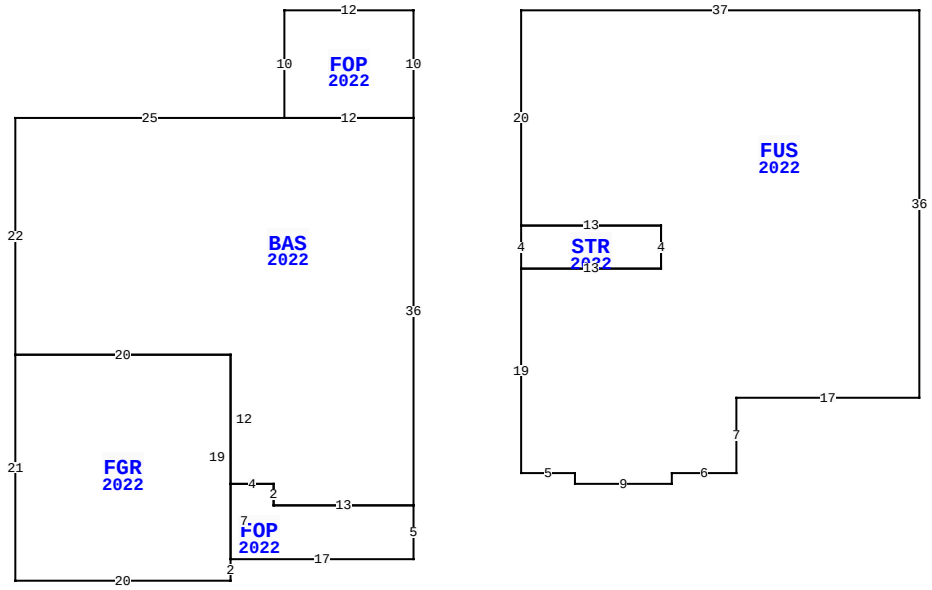
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	2022	1,044	110,693
FGR	420	55	2022	231	24,492
FOP	93	30	2022	28	2,969
FOP	120	30	2022	36	3,817
FUS	1,429	100	2022	1,429	151,513
STR	52	10	2022	5	530
TOTALS	3,158			2,773	294,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	106.5600	106.56	295,491	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2473 HX Base Yr 2023



70382 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		294,014
TOTAL MARKET OB/XF VALUE		3,511
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		352,525
SOH/AGL Deduction		7,829
ASSESSED VALUE		344,696
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,974
TOTAL JUST VALUE		352,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011797	CO ISSUED	0	07/19/2022
21011797	NEW CONSTR	351,916	09/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/0232	7/28/2022	SW	Q	I	01	450,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: CARACAS MARIO JR &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W12 S10 BAS=[YR=2022] W25 S22 FGR=[YR=2022] S21 E20 N2 FOP=[YR=2022] E17 N5 W13 N2 W4 S7$ N19 W20$ E20 S12 E4 S2 E13 N36 W12$ E12 N10$ PTR= E10 FUS=[YR=2022] E37 S36 W17 S7 W6 S1 W9 N1 W5 N19 STR=[YR=2022] N4 E13 S4 W13$ E13 N4 W13 N20$ W10$.

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	682.00	SF	5.20	5.20	100	2022	2022	3	99	3,511	

LAND DESCRIPTION

TOTAL OB/XF 3,511

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 07/15/2022 BY TWWW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS