



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,039	100	2022	2,039	236,193
FGR	420	55	2022	231	26,759
FOP	101	30	2022	30	3,476
FOP	207	30	2022	62	7,182
TOTALS	2,767			2,362	273,609

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	762.00	SF	5.20	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,362	116.4240	116.42	274,984	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023											
Heated Area: 2039											
HX Base Yr 2023											

Diagram showing property layout with dimensions and area labels:

- Overall dimensions: 49 (left), 60 (right), 21 (top left), 15 (top right), 20 (bottom left), 13 (bottom right), 19 (bottom right corner).
- Area labels: FOP 2022 (top right), BAS 2022 (center), FGR 2022 (bottom left), FOP 2022 (bottom right).

70374 WINDING RIVER DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,609	
TOTAL MARKET OB/XF VALUE		3,923	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		332,532	
SOH/AGL Deduction		7,007	
ASSESSED VALUE		325,525	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		274,803	
TOTAL JUST VALUE		332,532	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007315	CO ISSUED	0	07/19/2022
21007315	NEW CONSTR	296,390	06/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/364	1/05/2024	LE U	I	I	11	100
GRANTOR: KING SHIRLEY NETTLES						
GRANTEE: GLOVER JESSICA						
2579/0358	7/20/2022	SW Q	I	I	01	365,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KING SHIRLEY N & GR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2022] W23 BAS=[YR=2022] W16 S49 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S4 E19 N4 W13 N5 W5 S5 W1\$ E1 N20 W21\$ E21 S15 E5 S5 E13 N60 W23 N9\$ S9 E23 N9\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00
TOTAL OB/XF 3,923									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		