LOT 173
RIVER GLEN PH 4A OR 2466/344

FARROHI ALIREZA CYRUS
18685 MAIN ST STE 101-438
HUNTINGTON BEACH, CA 92648

2025

13-2N-26-1832-0173-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

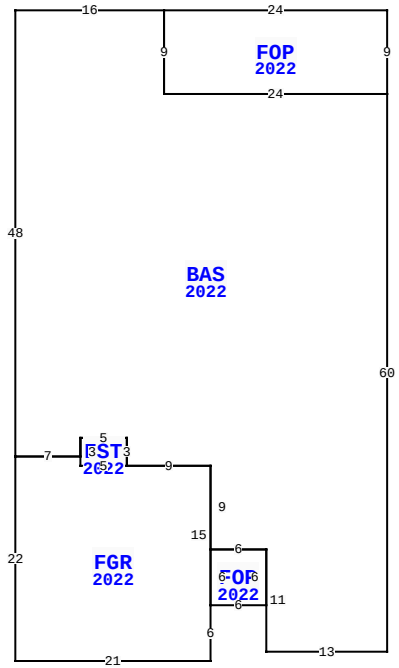
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,036	100	2022	2,036	230,701
FGR	463	55	2022	255	28,894
FOP	36	30	2022	11	1,247
FOP	216	30	2022	65	7,365
FST	15	55	2022	8	906
TOTALS	2,766			2,375	269,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,375	113.8760	113.88	270,465	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2036 HX Base Yr



70366 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	269,113
TOTAL MARKET OB/XF VALUE	3,588
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	327,701
SOH/AGL Deduction	0
ASSESSED VALUE	327,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,701
TOTAL JUST VALUE	327,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007319	CO ISSUED	0	06/28/2022
21007319	NEW CONSTR	297,129	06/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2576/1818	7/08/2022	SW	Q	I	01	371,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: FARROHI ALIREZA CYR

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W24 BAS=[YR=2022] W16 S48 FGR=[YR=2022] S22 E21 N6 FOP=[YR=2022] E6 N6 W6 S6$ N15 W9 FST=[YR=2022] W5 N3 E5 S3$ N3 W5 S2 W7$ E7 N2 E5 S3 E9 S9 E6 S11 E13 N60 W24 N9$ S9 E24 N9$.

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	0	0	0	697.00	SF	5.20	5.20	100	2022	2022	3	99	3,588	

LAND DESCRIPTION

TOTAL OB/XF 3,588

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	0		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