LOT 175
RIVER GLEN PH 4A OR 2466/344

MORALES LUIS EDUARDO & ELLEN MAUREEN KENNEDY
70340 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0175-0000

BUILDING CHARACTERISTICS

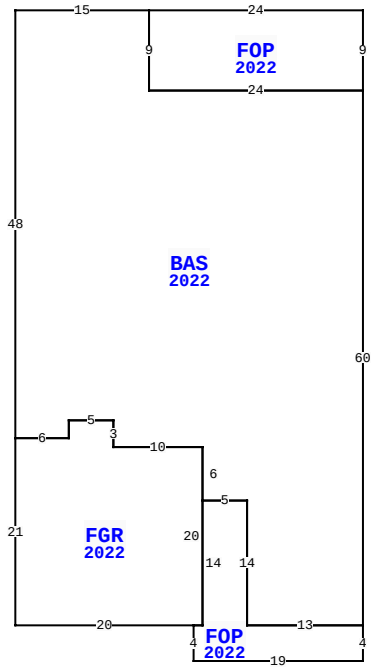
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,964	100	2022	1,964	216,797
FGR	441	55	2022	243	26,823
FOP	146	30	2022	44	4,857
FOP	216	30	2022	65	7,175
TOTALS	2,767			2,316	255,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,316	110.9360	110.94	256,937	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1964 HX Base Yr 2025



70340 WINDING RIVER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,652
TOTAL MARKET OB/XF VALUE		12,245
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		322,897
SOH/AGL Deduction		209,818
ASSESSED VALUE		113,079
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,357
TOTAL JUST VALUE		322,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007310	CO ISSUED	0	05/26/2022
21007310	NEW CONSTR	291,534	06/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1953	12/17/2024	WD	Q	I	02	392,000
GRANTOR: WORLEY WILLIAM C & LI						
GRANTEE: MORALES LUIS EDUARD						
2566/0780	5/27/2022	SW	Q	I	01	359,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WORLEY WILLIAM C &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W24 BAS=[YR=2022] W15 S48 FGR=[YR=2022] S21 E20 FOP=[YR=2022] S4 E19 N4 W13 N14 W5 S14 W1$ E1 N20 W10 N3 W5 S2 W6$ E6 N2 E5 S3 E10 S6E5 S14 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	100	0	0	762.00	SF	5.20	5.20	100	2022	2022	3	99	3,923	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2022	2022	3	98	4,704	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
4	0462	ST/AL FNC	0	100	72	0	288.00	SF	10.00	10.00	100	2022	2022	3	95	2,736	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 12,245

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