

LOT 178
RIVER GLEN PH 4A OR 2466/344

PONCE BRIAN & ELIZEBETH K
70308 WINDING RIVER DR
YULEE, FL 32097

2025

13-2N-26-1832-0178-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																								
Exterior Wall	31	HARDIE BRD 100	0100	01	2,126	111.9160	111.92	237,942	2022	2022	0	0	0	0.50	99.50	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023														Heated Area: 1850																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr																							
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	14	CARPET 60															Tax Group: 4												Tax Dist:											
Interior Floo	11	CLAY TILE 40															BUILDING MARKET VALUE												236,752											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												10,536											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												55,000											
Bedrooms	4	100															TOTAL MARKET VALUE												302,288											
Bathrooms	2	100															SOH/AGL Deduction												5,059											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												297,229											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												13 297,229											
Units	0	100															BASE TAXABLE VALUE												0											
Occupancy	00	NONE 100	TOTAL JUST VALUE												302,288																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												291,679																									
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	1,850	100	2022	1,850	206,017																																			
FGR	392	55	2022	216	24,054																																			
FOP	79	30	2022	24	2,673																																			
FOP	120	30	2022	36	4,009																																			
TOTALS			2,441		2,126	236,752																																		
EXTRA FEATURES						70308 WINDING RIVER DR, YULEE																																		
L N	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	714.00	SF	5.20	5.20	100	2022	2022	3	99	3,676																								
2	0476	VF 6 SBPL	0	100	0	0	200.00	LF	32.00	32.00	100	2022	2022	3	98	6,272																								
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																								