

LOT 180
RIVER GLEN PH 4A OR 2466/344

FOSTER ROBERT Y
65255 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0180-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	1,856	100	2022	1,856	197,267
FGR	420	55	2022	231	24,552
FOP	20	30	2022	6	638
PT0	70	5	2022	4	425
TOTALS				2,097	222,882

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,097	106.8200	106.82	224,002	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023						Heated Area: 1856			HX Base Yr 2023		