LOT 185
RIVER GLEN PH 4B OR 2504/1857

CANANT THOMAS L/ESPINOSA MILAN A MENA
65311 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0185-0000

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	08	SHT VINYL 50
Interior Floo	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

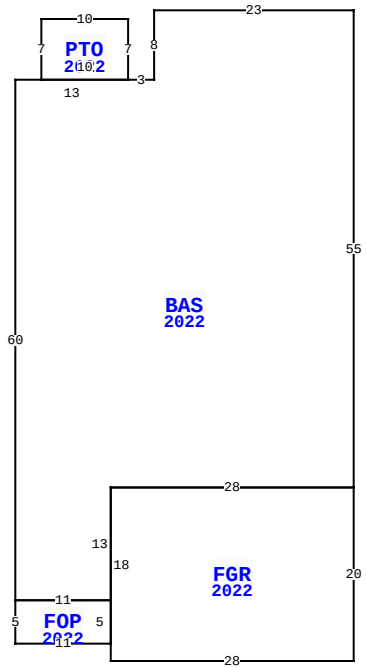
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2022	2,160	220,766
FGR	560	55	2022	308	31,480
FOP	55	30	2022	16	1,636
PTO	70	5	2022	4	409
TOTALS	2,845			2,488	254,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	102.7200	102.72	255,567	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2160 HX Base Yr



65311 RIVER GLEN PKWY, 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	254,289
TOTAL MARKET OB/XF VALUE	4,166
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	313,455
SOH/AGL Deduction	0
ASSESSED VALUE	313,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,455
TOTAL JUST VALUE	313,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017396	CO ISSUED	0	10/12/2022
21017396	NEW CONSTR	355,529	12/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1726	2/08/2023	SW	Q	I	01	342,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: CANANT THOMAS L & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W23 S8 W3 PTO=[YR=2022] N7 W10 S7 E10$ W13 S60 FOP=[YR=2022] S5 E11 FGR=[YR=2022] S2 E28 N20 W28 S18$ N5 W11$ E11 N13 E28 N55$.

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	0812	CONCRETE C	0	0	0	0	1,052.00	SF	4.00	4.00	100	2022	2022	3	99	4,166	

LAND DESCRIPTION

TOTAL OB/XF 4,166

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 11/08/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS