

REFF DAVID & MELANIE
65327 RIVER GLEN PKWY
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

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

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

0.50

99.50

1 SINGLE FAM - 0% - 2023

Heated Area: 2160

HX Base Yr

Diagram showing building footprint and area calculations:

Basement (BAS) 2022: 2,160 sq ft

First Floor (FGR) 2022: 560 sq ft

Second Floor (FOP) 2022: 55 sq ft

Third Floor (PTO) 2022: 70 sq ft

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

254,289

TOTAL MARKET OB/XF VALUE

4,206

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

313,495

SOH/AGL Deduction

0

ASSESSED VALUE

313,495

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

313,495

TOTAL JUST VALUE

313,495

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

302,027

PERMIT NUM

DESCRIPTION

AMT

ISSUED

21017988

CO ISSUED

0

10/14/2022

21017988

NEW CONSTR

355,529

12/29/2021

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2610/0886

12/22/2022

SW Q

I

01

331,700

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: REFF DAVID & MELANI

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\$.

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

11/03/2022

BY

KW

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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