LOT 193
RIVER GLEN PH 4B OR 2504/1857

CACIOPPO CATHERINE
65375 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0193-0000

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
Bedrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

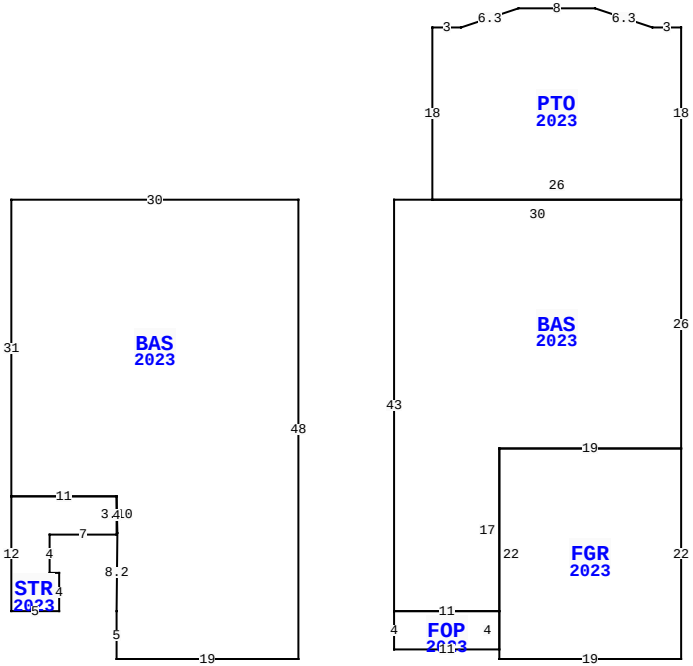
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	2023	967	92,832
BAS	1,253	100	2023	1,253	120,288
FGR	418	55	2023	230	22,080
FOP	44	30	2023	13	1,248
PTO	496	5	2023	25	2,400
STR	80	10	2023	8	768
TOTALS	3,258			2,496	239,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	96.0000	96.00	239,616	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2220 HX Base Yr 2024



65375 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		239,616
TOTAL MARKET OB/XF VALUE		4,472
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		299,088
SOH/AGL Deduction		3,655
ASSESSED VALUE		295,433
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		239,711
TOTAL JUST VALUE		299,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016495	CO ISSUED	0	01/13/2023
21016495	NEW CONSTR	353,592	11/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/1461	2/15/2023	SW	Q	I	01	340,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: CACIOPPO CATHERINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] W30 S31 E11 D3.10R0.1 D8.2L0.1 S5 E19 N48 $
BAS=[YR=2023;ORIG=90,10] W30 S43 E11 N17 E19 N26 $
FGR=[YR=2023;ORIG=90,36] W19 S22 E19 N22 $
STR=[YR=2023;ORIG=31,41] W11 S12 E5 N4 W1 N4 E7 N4 $
FOP=[YR=2023;ORIG=71,53] W11 S4 E11 N4 $
PTO=[YR=2023;ORIG=90,10] W26 N18 E3 U2R6 E8 D2R6 E3 S18 $
.

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	0810	CONCRETE A	0	100	0	0	688.00	SF	6.50	6.50	100	2023	2023		100	4,472	

LAND DESCRIPTION

TOTAL OB/XF 4,472

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	000100	C	RES	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 12/27/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS