LOT 196
RIVER GLEN PH 4B OR 2504/1857

GALICIA BRIAN LIONEL & LIZBETH ALEXANDRA
70013 MISTY LAKE CT
YULEE, FL 32097

2025

13-2N-26-1832-0196-0000

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	13	LVT/LAMNT 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

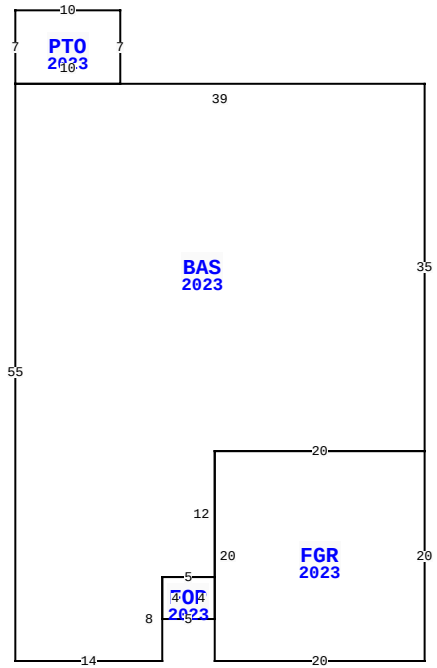
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2023	1,705	185,470
FGR	400	55	2023	220	23,932
FOP	20	30	2023	6	653
PTO	70	5	2023	4	435
TOTALS	2,195			1,935	210,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	108.7800	108.78	210,489	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1705 HX Base Yr



70013 MISTY LAKE CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	210,489
TOTAL MARKET OB/XF VALUE	5,070
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	270,559
SOH/AGL Deduction	6,518
ASSESSED VALUE	264,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,041
TOTAL JUST VALUE	270,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013478	CO ISSUED	0	03/01/2023
22000873	NEW CONSTR	279,438	01/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/1341	4/13/2023	SW	Q	I	01	292,800

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: GALICIA BRIAN LIONE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] E39 S35 W20 S12 W5 S8 W14 N55 $
FGR=[YR=2023;ORIG=59,45] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=54,57] E5 S4 W5 N4 $
PTO=[YR=2023;ORIG=40,3] E10 S7 W10 N7 $
.

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	0	0	0	780.00	SF	6.50	6.50	100	2023	2023		100	5,070	

LAND DESCRIPTION

TOTAL OB/XF 5,070

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	000135	C	RES NATURAL	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 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