LOT 205
RIVER GLEN PH 4B OR 2504/1857

TAYLOR MICHELE ABBEY & WALTER
70048 MISTY LAKE CT
YULEE, FL 32097

2025

13-2N-26-1832-0205-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

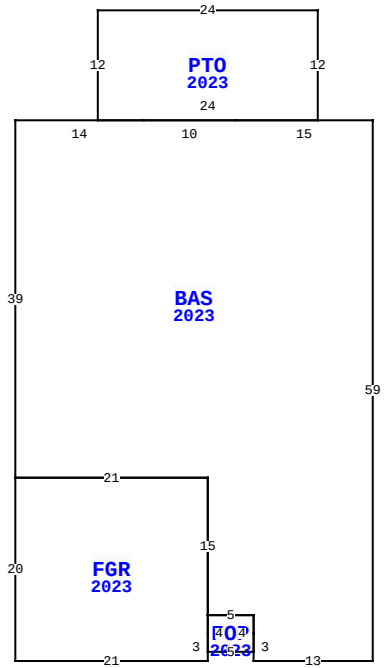
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2023	1,856	200,077
FGR	420	55	2023	231	24,902
FOP	20	30	2023	6	647
PTO	288	5	2023	14	1,509
TOTALS	2,584			2,107	227,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,107	107.8000	107.80	227,135	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



70048 MISTY LAKE CT, 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		227,135
TOTAL MARKET OB/XF VALUE		4,108
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		286,243
SOH/AGL Deduction		25,589
ASSESSED VALUE		260,654
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,932
TOTAL JUST VALUE		286,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001346	CO ISSUED	0	02/16/2023
22001346	NEW CONSTR	301,638	01/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1116	2/23/2023	SW	Q	I	01	330,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: TAYLOR MICHELE ABBE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=89,0] W15 W10 W14 S39 E21 S15 E5 S2 S3 E13 N59 $
FGR=[YR=2023;ORIG=71,39] W21 S20 E21 N3 N2 N15 $
PTO=[YR=2023;ORIG=83,0] W24 N12 E24 S12 $
FOP=[YR=2023;ORIG=76,54] W5 S4 E5 N4 $
.

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	632.00	SF	6.50	6.50	100	2023	2023		100	4,108	

LAND DESCRIPTION

TOTAL OB/XF 4,108

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	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