LOT 206
RIVER GLEN PH 4B OR 2504/1857

SLIMAK FRANK A & REBECCA JO
70040 MISTY LAKE CT
YULEE, FL 32097

2025

13-2N-26-1832-0206-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

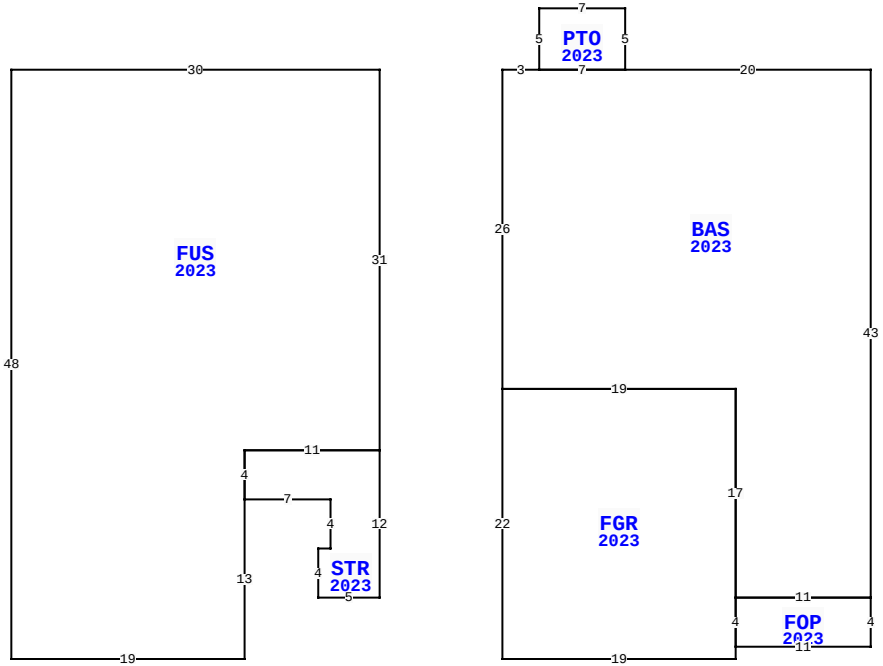
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	2023	967	102,115
FGR	418	55	2023	230	24,288
FOP	44	30	2023	13	1,373
FUS	1,253	100	2023	1,253	132,317
PTO	35	5	2023	2	211
STR	80	10	2023	8	845
TOTALS	2,797			2,473	261,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	105.6000	105.60	261,149	2023	2023	0	0	0	0.00	100.00

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



70040 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		261,149
TOTAL MARKET OB/XF VALUE		9,760
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		325,909
SOH/AGL Deduction		29,421
ASSESSED VALUE		296,488
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,766
TOTAL JUST VALUE		325,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001825	CO ISSUED	0	02/24/2023
22001825	NEW CONSTR	353,592	02/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0516	3/03/2023	SW	Q	I	01	328,100

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: SLIMAK FRANK ALEXAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] E3 E7 E20 S43 W11 N17 W19 N26 $
PTO=[YR=2023;ORIG=63,0] E7 N5 W7 S5 $
FOP=[YR=2023;ORIG=90,43] W11 S4 E11 N4 $
FGR=[YR=2023;ORIG=60,26] E19 S17 S4 S1 W19 N22 $
FUS=[YR=2023;ORIG=50,0] W30 S48 E19 N13 N4 E11 N31 $
STR=[YR=2023;ORIG=39,31] E11 S12 W5 N4 E1 N4 W7 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	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	2024	2023		100	3,910	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2024	2023		99	1,901	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
4	0462	ST/AL FNC	0	100	78	0	312.00	SF	10.00	10.00	100	2024	2023		98	3,058	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 9,760

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 05/18/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS