LOT 211
RIVER GLEN PH 4B OR 2504/1857

REESE USA
51 LATHROP AVE APT 2
BINGHAMTON, NY 13905

2025

13-2N-26-1832-0211-0000

BUILDING CHARACTERISTICS

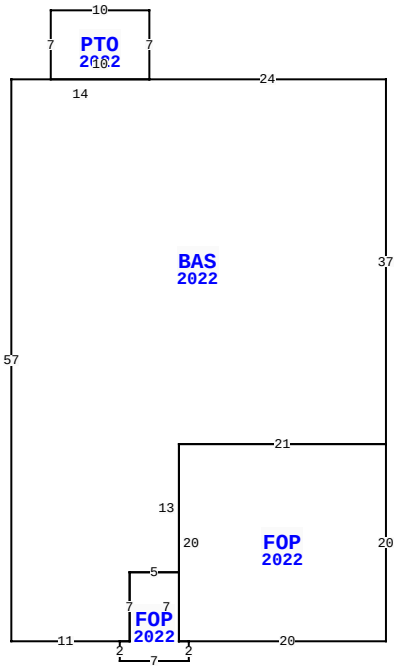
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,711	100	2022	1,711	183,524
FOP	49	30	2022	15	1,609
FOP	420	30	2022	126	13,515
PTO	70	5	2022	4	429
TOTALS	2,250			1,856	199,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,856	107.8000	107.80	200,077	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1711 HX Base Yr 2024



65445 RIVER GLEN PKWY, 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		199,077
TOTAL MARKET OB/XF VALUE		3,830
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		257,907
SOH/AGL Deduction		1,746
ASSESSED VALUE		256,161
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,439
TOTAL JUST VALUE		257,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21018069	CO ISSUED	0	12/21/2022
21018069	NEW CONSTR	282,738	12/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2793/194	6/02/2025	WD	Q	I	01	295,000
GRANTOR: BISCHOFF SYLVESTER &						
GRANTEE: REESE USA						
2612/1005	1/06/2023	SW	Q	I	01	324,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BISCHOFF SYLVESTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 PTO=[YR=2022] N7 W10 S7 E10$ W14 S57 E11
FOP=[YR=2022] S2 E7 N2 FOP=[YR=2022] E20 N20 W21 S20 E1$ W1
N7 W5 S7 W1$ E1 N7 E5 N13 E21 N37$.

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	744.00	SF	5.20	5.20	100	2022	2022	3	99	3,830	

LAND DESCRIPTION

TOTAL OB/XF 3,830

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 12/28/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS