LOT 213
RIVER GLEN PH 4B OR 2504/1857

NOAKES JESSICA ANN & NICHOLAS
65461 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0213-0000

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	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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

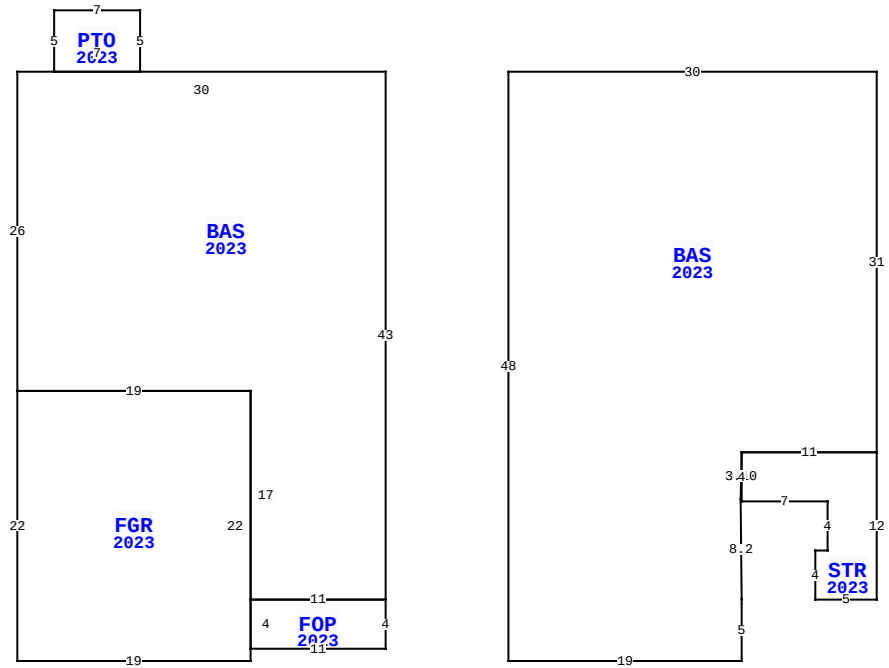
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	2023	967	101,931
BAS	1,253	100	2023	1,253	132,079
FGR	418	55	2023	230	24,244
FOP	44	30	2023	13	1,370
PTO	35	5	2023	2	211
STR	80	10	2023	8	843
TOTALS	2,797			2,473	260,679

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	105.4080	105.41	260,679	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2220 HX Base Yr 2025



65461 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		260,679
TOTAL MARKET OB/XF VALUE		13,436
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		329,115
SOH/AGL Deduction		0
ASSESSED VALUE		329,115
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,393
TOTAL JUST VALUE		329,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000568	CO ISSUED	0	02/28/2023
22000568	NEW CONSTR	353,592	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/0894	2/28/2023	SW	Q	I	01	323,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: NOAKES JESSICA ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] E30 S31 W11 D3.10L0.1 D8.2R0.1 S5 W19 N48 $
BAS=[YR=2023;ORIG=20,10] E30 S43 W11 N17 W19 N26 $
FGR=[YR=2023;ORIG=20,36] E19 S22 W19 N22 $
STR=[YR=2023;ORIG=79,41] E11 S12 W5 N4 E1 N4 W7 N4 $
FOP=[YR=2023;ORIG=39,53] E11 S4 W11 N4 $
PTO=[YR=2023;ORIG=23,10] E7 N5 W7 S5 $
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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	696.00	SF	6.50	6.50	100	2023	2023		100	4,524	
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2023	2023		99	5,322	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		99	297	
4	0462	ST/AL FNC	0	100	0	0	336.00	SF	10.00	10.00	100	2023	2023		98	3,293	

LAND DESCRIPTION

TOTAL OB/XF 13,436

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