LOT 217
RIVER GLEN PH 4B OR 2504/1857

HOCKENBERRY RATSAMY J & PHILIP RICHARD
65493 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0217-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

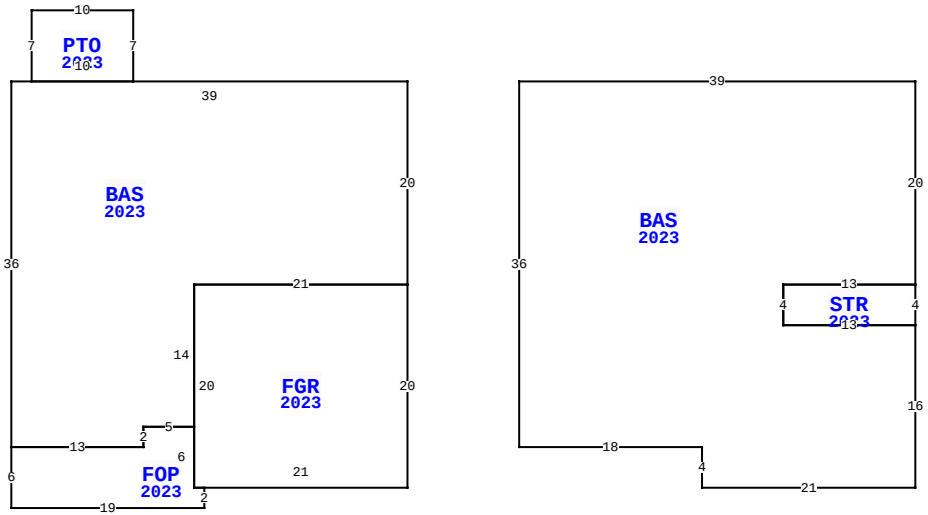
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 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	1,058	100	2023	1,058	112,539
BAS	1,436	100	2023	1,436	152,747
FGR	420	55	2023	231	24,571
FOP	120	30	2023	36	3,829
PTO	70	5	2023	4	425
STR	52	10	2023	5	532
TOTALS	3,156			2,770	294,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	106.3680	106.37	294,645	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2494 HX Base Yr 2024



65493 RIVER GLEN PKWY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,645
TOTAL MARKET OB/XF VALUE		4,284
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		353,929
SOH/AGL Deduction		33,703
ASSESSED VALUE		320,226
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		264,504
TOTAL JUST VALUE		353,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001231	CO ISSUED	0	03/01/2023
22003283	NEW CONSTR	400,406	03/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0087	3/22/2023	SW	Q	I	01	358,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: HOCKENBERRY RATSAMY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,10] E39 S20 W21 S14 W5 S2 W13 N36 $
FGR=[YR=2023;ORIG=38,30] E21 S20 W21 N20 $
FOP=[YR=2023;ORIG=20,46] E13 N2 E5 S6 E1 S2 W19 N6 $
PTO=[YR=2023;ORIG=22,3] E10 S7 W10 N7 $
BAS=[YR=2023;ORIG=70,10] E39 S20 W13 S4 E13 S16 W21 N4 W18 N36 $
STR=[YR=2023;ORIG=96,30] E13 S4 W13 N4 $
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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	659.00	SF	6.50	6.50	100	2023	2023		100	4,284	

LAND DESCRIPTION

TOTAL OB/XF 4,284

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 12/19/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS