LOT 219
RIVER GLEN PH 4B OR 2504/1857

VICKERS MATTHEW J & TAYLOR ANN
65509 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0219-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

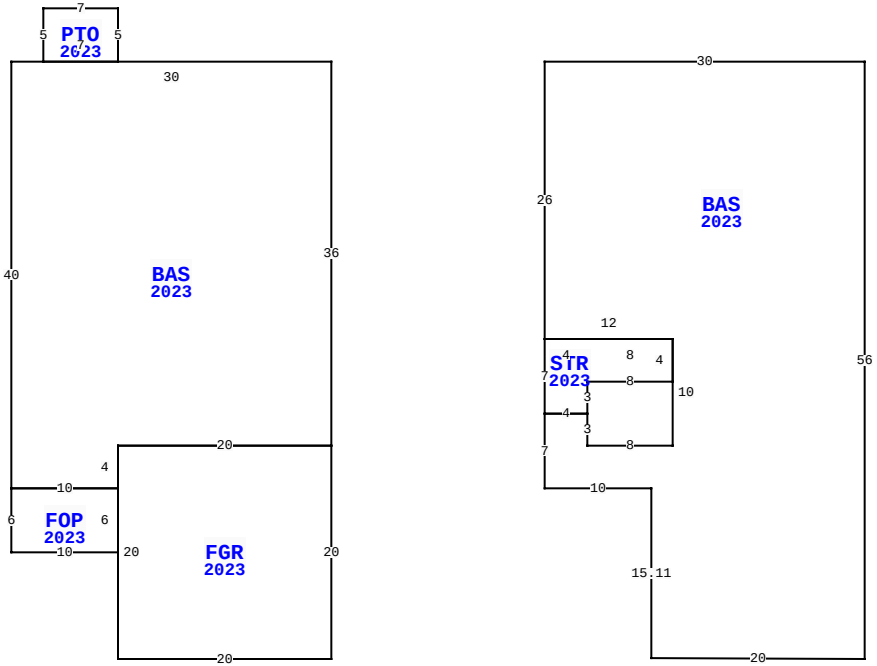
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,120	100	2023	1,120	116,122
BAS	1,411	100	2023	1,411	146,292
FGR	400	55	2023	220	22,810
FOP	60	30	2023	18	1,866
PTO	35	5	2023	2	207
STR	60	10	2023	6	622
TOTALS	3,086			2,777	287,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,777	103.6800	103.68	287,919	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2531 HX Base Yr 2024



65509 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		287,919
TOTAL MARKET OB/XF VALUE		8,475
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		351,394
SOH/AGL Deduction		32,714
ASSESSED VALUE		318,680
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		267,958
TOTAL JUST VALUE		351,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001331	CO ISSUED	0	03/01/2023
22003623	NEW CONSTR	395,685	03/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0649	3/23/2023	SW	Q	I	01	346,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: VICKERS MATTHEW JON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-10,-20] E30 S56 U0.1L20 N15.11 W10 N7 E4 S3 E8 N10 W12 N26 $
BAS=[YR=2023;ORIG=-60,-20] E30 S36 W20 S4 W10 N40 $
FGR=[YR=2023;ORIG=-50,16] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=-60,20] E10 S6 W10 N6 $
STR=[YR=2023;ORIG=-10,6] E4 E8 S4 W8 S3 W4 N7 $
PTO=[YR=2023;ORIG=-57,-25] E7 S5 W7 N5 $
.

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	644.00	SF	6.50	6.50	100	2023	2023		100	4,186	
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2023	2023		99	3,992	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 8,475

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