LOT 226
RIVER GLEN PH 4B OR 2504/1857

GREEN NICOLAS J & SAMMANTHA J
65458 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0226-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

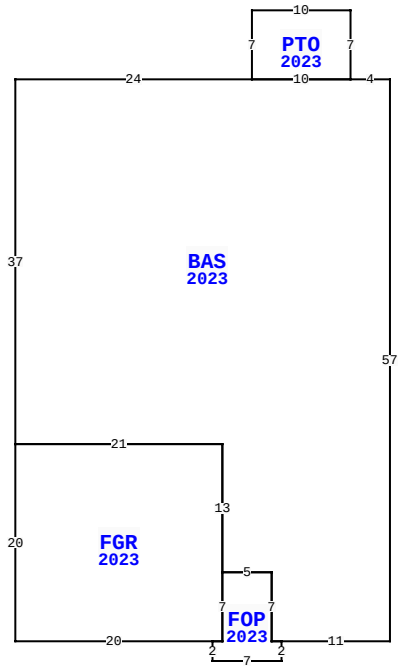
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,711	100	2023	1,711	184,446
FGR	420	55	2023	231	24,902
FOP	49	30	2023	15	1,617
PTO	70	5	2023	4	431
TOTALS	2,250			1,961	211,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	107.8000	107.80	211,396	2023	2023	0	0	0	0.00	100.00

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



65458 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		211,396
TOTAL MARKET OB/XF VALUE		11,684
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		278,080
SOH/AGL Deduction		23,404
ASSESSED VALUE		254,676
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,954
TOTAL JUST VALUE		278,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002239	CO ISSUED	0	01/13/2023
22002239	NEW CONSTR	282,738	02/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1069	1/19/2023	SW	Q	I	01	320,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: GREEN NICOLAS JAMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] E24 E10 E4 S57 W11 W1 N7 W5 N13 W21 N37 $
PTO=[YR=2023;ORIG=84,10] W10 N7 E10 S7 $
FGR=[YR=2023;ORIG=50,47] E21 S13 S7 W1 W20 N20 $
FOP=[YR=2023;ORIG=71,60] E5 S7 E1 S2 W7 N2 E1 N7 $
.

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	699.00	SF	6.50	6.50	100	2024	2023		100	4,544	
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2024	2023		99	6,843	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 11,684

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	000100	C	RES	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 06/05/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS