LOT 227
RIVER GLEN PH 4B OR 2504/1857

WYSKIEL SHARON MARIE
65450 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0227-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

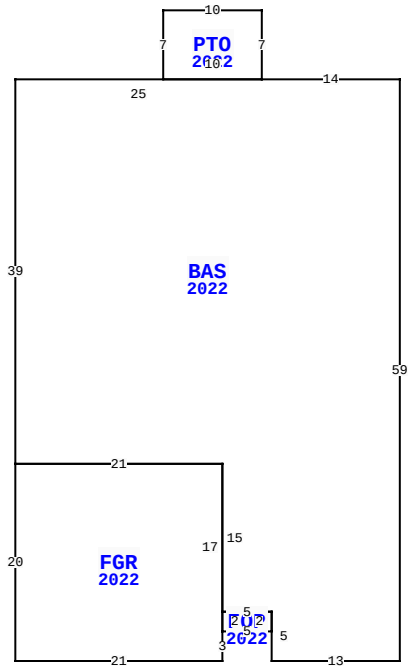
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,856	100	2022	1,856	198,707
FGR	420	55	2022	231	24,732
FOP	10	30	2022	3	321
PTO	70	5	2022	4	428
TOTALS	2,356			2,094	224,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	107.6040	107.60	225,314	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1856 HX Base Yr 2023



65450 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		224,187
TOTAL MARKET OB/XF VALUE		4,311
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,498
SOH/AGL Deduction		24,191
ASSESSED VALUE		259,307
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,585
TOTAL JUST VALUE		283,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2200583	CO ISSUED	0	12/27/2022
22000583	NEW CONSTR	303,734	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0968	12/30/2022	SW	Q	I	01	336,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: WYSKIEL AHRON MARIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 PTO=[YR=2022] N7 W10 S7 E10$ W25 S39
FGR=[YR=2022] S20 E21 N3 FOP=[YR=2022] E5 N2 W5 S2$ N17
W21$ E21 S15 E5 S5 E13 N59 $.

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	670.00	SF	6.50	6.50	100	2022	2022	3	99	4,311	

LAND DESCRIPTION

TOTAL OB/XF 4,311

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 02/15/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS