LOT 229
RIVER GLEN PH 4B OR 2504/1857

WOODS LINDSAY MEREDITH
65434 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0229-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

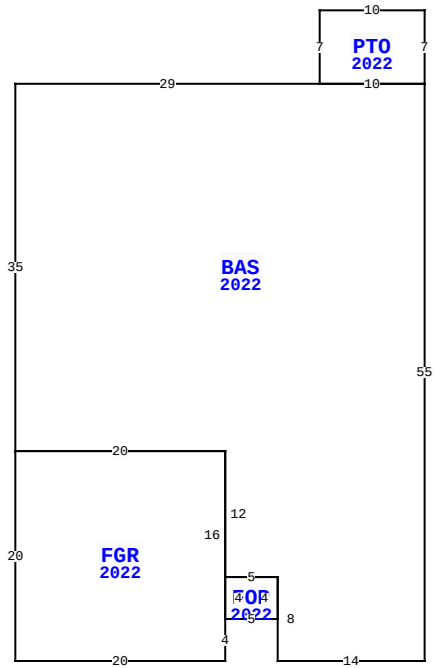
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,705	100	2022	1,705	184,203
FGR	400	55	2022	220	23,769
FOP	20	30	2022	6	648
PTO	70	5	2022	4	432
TOTALS	2,195			1,935	209,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	108.5840	108.58	210,102	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1705 HX Base Yr 2023



65434 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		209,051
TOTAL MARKET OB/XF VALUE		3,562
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		267,613
SOH/AGL Deduction		22,470
ASSESSED VALUE		245,143
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,421
TOTAL JUST VALUE		267,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21018064	CO ISSUED	0	12/12/2022
21018064	NEW CONSTR	279,438	12/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1268	12/23/2022	SW	Q	I	01	281,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: WOOD LINDSAY MEREDI

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W10 S7 BAS=[YR=2022] W29 S35 FGR=[YR=2022] S20 E20 N4 FOP=[YR=2022] E5 N4 W5 S4$ N16 W20 $ E20 S12 E5 S8 E14 N55 W10$ E10 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	0811	CONCRETE B	0	100	0	0	692.00	SF	5.20	5.20	100	2022	2022	3	99	3,562	

LAND DESCRIPTION

TOTAL OB/XF 3,562

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 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