LOT 239
RIVER GLEN PH 4B OR 2504/1857

FINNERTY TIMOTHY E & MELISSA ERIN
31875 SUN KETTLE LOOP
WESLEY CHAPEL, FL 33545

2025

13-2N-26-1832-0239-0000

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
Quality	03	Quality Level 03

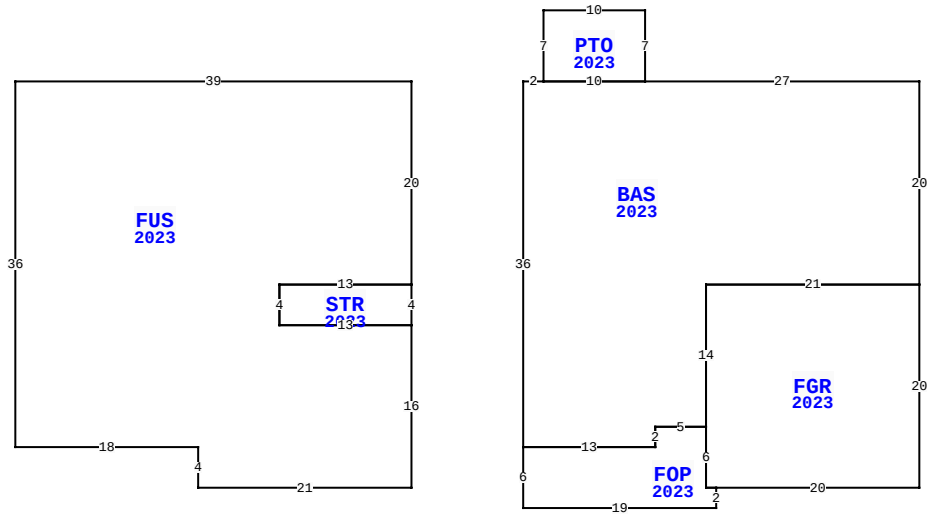
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100	2023	1,058	112,539
FGR	420	55	2023	231	24,571
FOP	120	30	2023	36	3,829
FUS	1,436	100	2023	1,436	152,747
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 – 0% - 2025 Heated Area: 2494 HX Base Yr



70211 ROSEAPPLE CT, 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	4,212
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	353,857
SOH/AGL Deduction	0
ASSESSED VALUE	353,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,857
TOTAL JUST VALUE	353,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000803	CO ISSUED	0	01/27/2023
22000803	NEW CONSTR	400,406	01/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/0106	2/24/2023	SW	Q	I	01	365,700

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: FINNERTY TIMOTHY ED

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=79,0] W39 S36 E18 S4 E21 N16 W13 N4 E13 N20 $
BAS=[YR=2023;ORIG=129,0] W27 W10 W2 S36 E13 N2 E5 N14 E21 N20 $
FGR=[YR=2023;ORIG=129,20] W21 S14 S6 E1 E20 N20 $
FOP=[YR=2023;ORIG=90,36] S6 E19 N2 W1 N6 W5 S2 W13 $
PTO=[YR=2023;ORIG=92,0] E10 N7 W10 S7 $
STR=[YR=2023;ORIG=79,20] W13 S4 E13 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	0	0	0	648.00	SF	6.50	6.50	100	2024	2023		100	4,212	

LAND DESCRIPTION

TOTAL OB/XF 4,212

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	0		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