LOT 242
RIVER GLEN PH 4B OR 2504/1857

JUSTINIANO RENE ISREAL I/RUIZ JEANNIE
70200 ROSEAPPEL CT
YULEE, FL 32097

2025

13-2N-26-1832-0242-0000

BUILDING CHARACTERISTICS

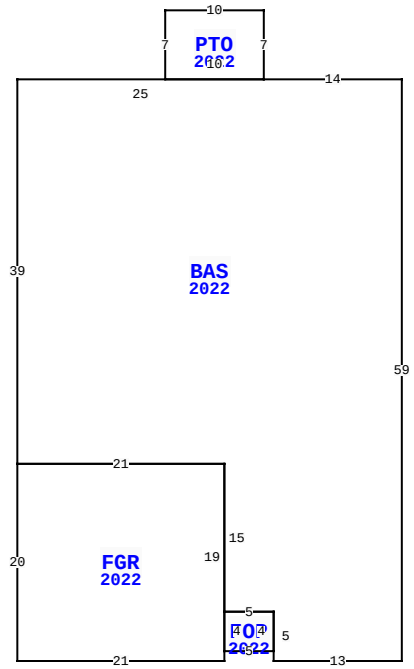
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	199,077
FGR	420	55	2022	231	24,777
FOP	20	30	2022	6	644
PTO	70	5	2022	4	429
TOTALS	2,366			2,097	224,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	107.8000	107.80	226,057	2022	2022	0	0	0	0.50	99.50

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



70200 ROSEAPPLE CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,927
TOTAL MARKET OB/XF VALUE		3,423
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,350
SOH/AGL Deduction		24,313
ASSESSED VALUE		259,037
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,315
TOTAL JUST VALUE		283,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003643	CO ISSUED	0	11/15/2022
22003643	NEW CONSTR	303,734	03/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2604/1186	11/21/2022	SW	Q	I	01	356,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: JUSTINIANO RENE ISR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 PTO=[YR=2022] N7 W10 S7 E10$ W25 S39
FGR=[YR=2022] S20 E21 N1 FOP=[YR=2022] E5 N4 W5 S4$ N19
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	0811	CONCRETE B	0	100	0	0	665.00	SF	5.20	5.20	100	2022	2022	3	99	3,423	

LAND DESCRIPTION

TOTAL OB/XF 3,423

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 12/28/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS