LOT 246
RIVER GLEN PH 4B OR 2504/1857

SHELP GRANT R/SHELP SIANNA NICOLE
70168 ROSEAPPLE CT
YULEE, FL 32097

2025

13-2N-26-1832-0246-0000

BUILDING CHARACTERISTICS

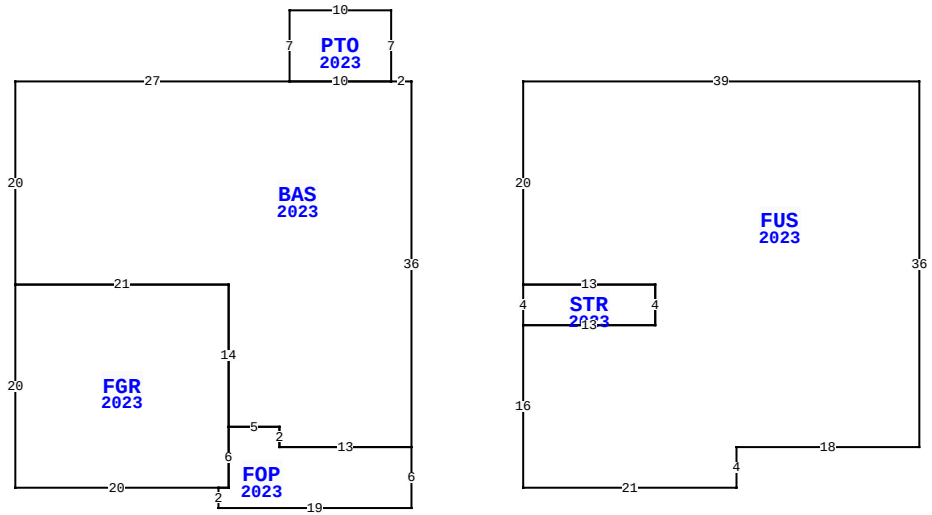
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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 – 50% - 2024 Heated Area: 2494 HX Base Yr 2024



70168 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		294,645
TOTAL MARKET OB/XF VALUE		12,005
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		361,650
SOH/AGL Deduction		33,505
ASSESSED VALUE		328,145
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		277,423
TOTAL JUST VALUE		361,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25004202	912 W/R 15*24 SCR	13,769	04/21/2025
22000561	CO ISSUED	0	02/10/2023
22000561	NEW CONSTR	400,406	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/0120	2/24/2023	SW	Q	I	01	359,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: SHELP GRANT R & SIA

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=90,0] E39 S36 W18 S4 W21 N16 E13 N4 W13 N20 $
BAS=[YR=2023;ORIG=40,0] E27 E10 E2 S36 W13 N2 W5 N14 W21 N20 $
FGR=[YR=2023;ORIG=40,20] E21 S14 S6 W1 W20 N20 $
FOP=[YR=2023;ORIG=79,36] S6 W19 N2 E1 N6 E5 S2 E13 $
PTO=[YR=2023;ORIG=77,0] W10 N7 E10 S7 $
STR=[YR=2023;ORIG=90,20] E13 S4 W13 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	50	0	0	785.00	SF	6.50	6.50	100	2024	2023		100	5,103	
2	0476	VF 6 SBPL	0	50	0	0	60.00	LF	32.00	32.00	100	2024	2023		99	1,901	
3	0462	ST/AL FNC	0	50	120	0	480.00	SF	10.00	10.00	100	2024	2023		98	4,704	
4	0463	FENCE GATE	0	50	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 12,005

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	50		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/03/2025 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS