LOT 247
RIVER GLEN PH 4B OR 2504/1857

RAWLS ASHLEY & TALLIS LANGDON II
70160 ROSEAPPLE CT
YULEE, FL 32097

2025

13-2N-26-1832-0247-0000

BUILDING CHARACTERISTICS

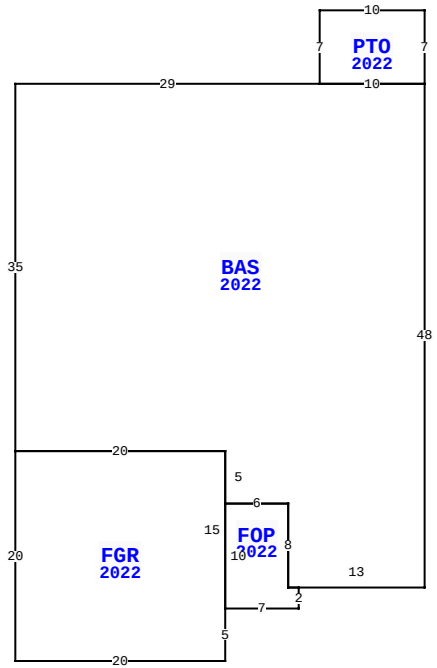
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,564	100	2022	1,564	172,736
FGR	400	55	2022	220	24,298
FOP	62	30	2022	19	2,098
PTO	70	5	2022	4	442
TOTALS	2,096			1,807	199,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,807	111.0000	111.00	200,577	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1564 HX Base Yr 2024



70160 ROSEAPPLE CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,574
TOTAL MARKET OB/XF VALUE		3,707
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		258,281
SOH/AGL Deduction		21,367
ASSESSED VALUE		236,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,192
TOTAL JUST VALUE		258,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000864	CO ISSUED	0	10/26/2022
22000864	NEW CONSTR	259,511	01/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/0901	10/31/2022	SW	Q	I	01	325,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: RAWLS ASHLEY & TALL

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W10 S7 BAS=[YR=2022] W29 S35 FGR=[YR=2022] S20 E20 N5 FOP=[YR=2022] E7 N2 W1 N8 W6 S10$ N15 W20$ E20 S5 E6 S8 E13 N48 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	720.00	SF	5.20	5.20	100	2022	2022	3	99	3,707	

LAND DESCRIPTION

TOTAL OB/XF 3,707

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 11/03/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS