

MCLENITHAN MEGHAN/HOULEMARD CHRISTOPHER
65386 RIVER GLEN PKWY
YULEE, FL 32097

13-2N-26-1832-0253-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

RooF Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1408CARPET 60
SHT VINYL 40

Air Condition
Heating Type

0804CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

5 100
3 100
02WOOD FRAME 100

Stories
Units
Occupancy

2. 2. 100
0 100
00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,05810020221,058111,166

FGR42055202223124,272

FOP120302022363,783

FUS1,43610020221,436150,884

PTO70520224420

STR521020225525

TOTALS

3,1562,770291,049

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA

010012,770105.6000105.60

REPL. COST NEWAYB

292,5122022

EYBECONFNCT

20220000.5099.50

% COND

1 SINGLE FAM - 100% - 2023

Heated Area: 2494

HX Base Yr 2023

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

EXTRA FEATURES

65386 RIVER GLEN PKWY, YULEE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000875.00SF5.205.20100202220223994,505

LAND DESCRIPTION

TOTAL OB/XF4,505

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CRES NATURAL100PUD0.000.001.00UT1.001.001.0055,000.0055,000.0055,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE291,049

TOTAL MARKET OB/XF VALUE4,505

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE350,554

SOH/AGL Deduction7,653

ASSESSED VALUE342,901

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE292,179

TOTAL JUST VALUE350,554

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE337,436

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2605/038411/28/2022SWQI01394,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:MCLENITHAN MEGHAN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 PTO=[YR=2022] N7 W10 S7 E10\$ W37 S20
FGR=[YR=2022] S20 E20 FOP=[YR=2022] S2 E19 N6 W13 N2 W5 S6
W1\$ E1 N20 W21\$ E21 S14 E5 S2 E13 N36\$ PTR=E10 FUS=[YR=2022]
E39 S36 W18 S4 W21 N16 STR=[YR=2022] N4 E13 S4 W13\$ E13 N4
W13 N20\$ W10\$.

REVIEW DATE12/27/2022BYKWTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 07/30/2025 BY SYS