LOT 256
RIVER GLEN PH 4B OR 2504/1857

BERCICH ANTON B
65362 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0256-0000

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	08	SHT VINYL 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

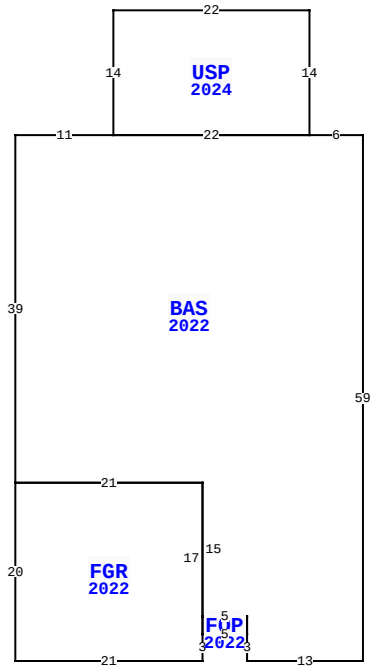
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2022	1,856	197,267
FGR	420	55	2022	231	24,552
FOP	10	30	2022	3	318
USP	308	30	2024	92	9,778
TOTALS	2,594			2,182	231,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	106.8200	106.82	233,081	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



65362 RIVER GLEN PKWY, 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		231,916
TOTAL MARKET OB/XF VALUE		3,475
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		290,391
SOH/AGL Deduction		2,334
ASSESSED VALUE		288,057
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		232,335
TOTAL JUST VALUE		290,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2300322	ADDITION	10,237	01/09/2023
C2116304	CO ISSUED	0	11/04/2022
21016304	NEW CONSTR	303,734	11/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0055	11/09/2022	SW	Q	I	01	336,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: BERCICH ANTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-39,0] E11 E22 E6 S59 W13 N3 N2 W5 N15 W21 N39 $
FGR=[YR=2022;ORIG=-18,56] S3 W21 N20 E21 S17 $
USP=[YR=2024;ORIG=-28,0] N14 E22 S14 W22 $
FOP=[YR=2022;ORIG=-13,56] W5 N2 E5 S2 $
.

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	675.00	SF	5.20	5.20	100	2022	2022	3	99	3,475	

LAND DESCRIPTION

TOTAL OB/XF 3,475

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	000135	C	RES NATURAL	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 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