

WHITEMAN BRANDON W & NATASCHA
65314 RIVER GLEN PKWY
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

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

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

20

30

2022

6

638

PTO

70

5

2022

4

425

TOTALS

2,366

2,097

222,882

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

106.8200

106.82

224,002

2022

2022

0

0

0.50

99.50

1 SINGLE FAM - 100% - 2023

Heated Area: 1856

HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

65314 RIVER GLEN PKWY, YULEE

EXTRA FEATURES

L N

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

682.00

SF

5.20

5.20

100

2022

2022

3

99

3,511

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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

11/03/2022

BY

KW

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

222,882

TOTAL MARKET OB/XF VALUE

3,511

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

281,393

SOH/AGL Deduction

5,065

ASSESSED VALUE

276,328

TOTAL EXEMPTION VALUE

50,722

BASE TAXABLE VALUE

225,606

TOTAL JUST VALUE

281,393

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

271,350

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2595/1300

10/07/2022

SW Q

I

01

348,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:WHITEMAN BRANDON WI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 PT0=[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 \$.