

LOT 270
RIVER GLEN PH 4A OR 2466/344

HARRIER KELLY LYNN & TIMOTHY SCOTT
65250 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0270-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	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
BAS	1,856	100
FGR	420	55
FOP	10	30
PTO	70	5
TOTALS	2,356	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	106.8200	106.82	223,681	2022	2022	0	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023				Heated Area: 1856				HX Base Yr 2023				
PTO 2022 BAS 2022 FGR 2022 5 2022												