LOT 273
RIVER GLEN PH 4A OR 2466/344

FEULNER RICHARD S & JANET M
65226 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0273-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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

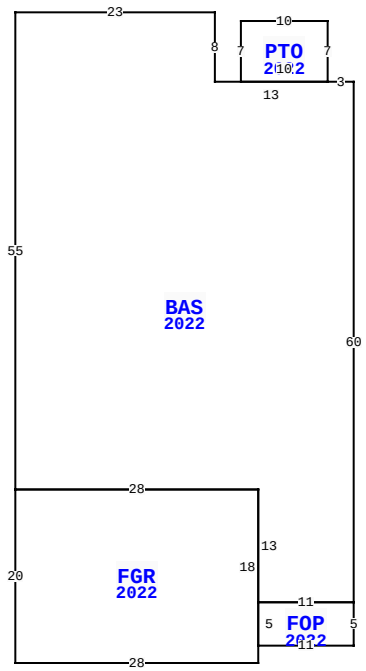
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2022	2,160	226,956
FGR	560	55	2022	308	32,362
FOP	55	30	2022	16	1,682
PTO	70	5	2022	4	420
TOTALS	2,845			2,488	261,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	105.6000	105.60	262,733	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2160 HX Base Yr 2023



65226 RIVER GLEN PKWY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,419
TOTAL MARKET OB/XF VALUE		4,075
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		320,494
SOH/AGL Deduction		6,537
ASSESSED VALUE		313,957
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,235
TOTAL JUST VALUE		320,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013177	CO ISSUED	0	09/27/2022
21013177	NEW CONSTR	312,096	09/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2595/1713	10/07/2022	SW	Q	I	01	379,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: FEULNER RICHARD SCO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W3 PTO=[YR=2022] N7 W10 S7 E10$ W13 N8 W23 S55 FGR=[YR=2022] S20 E28 N2 FOP=[YR=2022] E11 N5 W11 S5$ N18 W28$ E28 S13 E11 N60$.

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	0812	CONCRETE C	0	100	0	0	1,029.00	SF	4.00	4.00	100	2022	2022	3	99	4,075	

LAND DESCRIPTION

TOTAL OB/XF 4,075

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 11/08/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS