LOT 274
RIVER GLEN PH 4A OR 2466/344

THOMAS GERALD & APRIL M
65218 RIVER GLEN PKWY
YULEE, FL 32097

2025

13-2N-26-1832-0274-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

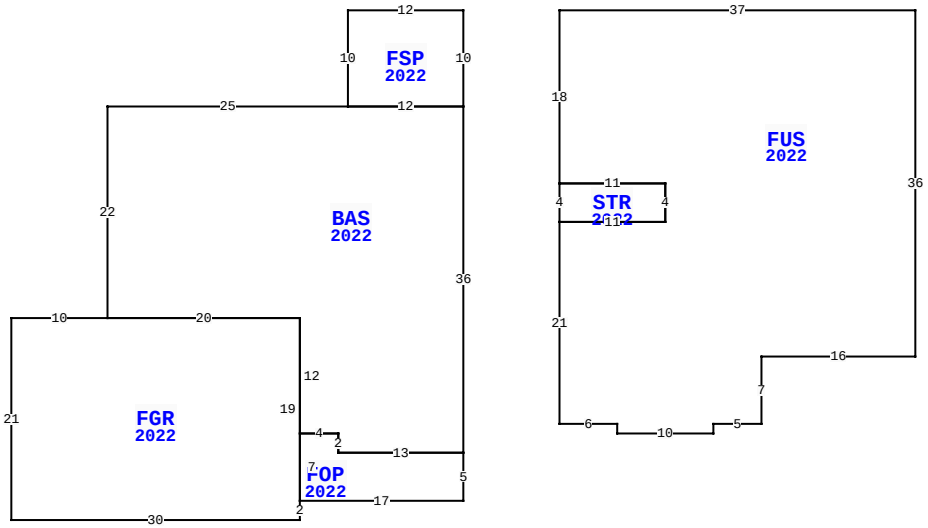
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	2022	1,044	115,419
FGR	630	55	2022	346	38,252
FOP	93	30	2022	28	3,095
FSP	120	40	2022	48	5,306
FUS	1,445	100	2022	1,445	159,751
STR	44	10	2022	4	442
TOTALS	3,376			2,915	322,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,915	111.1080	111.11	323,886	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2489 HX Base Yr 2023



65218 RIVER GLEN PKWY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,267
TOTAL MARKET OB/XF VALUE		4,712
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		381,979
SOH/AGL Deduction		8,855
ASSESSED VALUE		373,124
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		317,402
TOTAL JUST VALUE		381,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012819	CO ISSUED	0	09/22/2022
21012819	NEW CONSTR	400,595	09/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/0546	10/11/2022	SW	Q	I	01	429,800

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: THOMAS GERALD D & A

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W12 S10 BAS=[YR=2022] W25 S22 FGR=[YR=2022] W10 S21 E30 N2 FOP=[YR=2022] E17 N5 W13 N2 W4 S7$ N19 W20$ E20 S12 E4 S2 E13 N36 W12$ E12 N10$ PTR= E10 FUS=[YR=2022] E37 S36 W16 S7 W5 S1 W10 N1 W6 N21 STR=[YR=2022] N4 E11 S4 W11$ E11 N4 W11 N18$ W10$.

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	1,190.00	SF	4.00	4.00	100	2022	2022	3	99	4,712	

LAND DESCRIPTION

TOTAL OB/XF 4,712

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