LOT 284
RIVER GLEN PHASE 2 OR 2452/929

HOLLEY DAWSON C
65405 CRESTED HERON COURT
YULEE, FL 32097

2025

13-2N-26-1832-0284-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

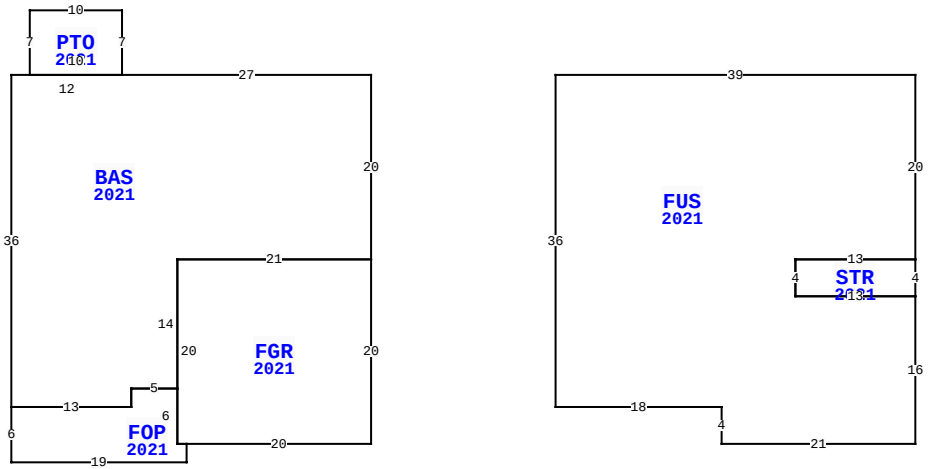
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100	2021	1,058	110,608
FGR	420	55	2021	231	24,150
FOP	120	30	2021	36	3,764
FUS	1,436	100	2021	1,436	150,126
PTO	70	5	2021	4	418
STR	52	10	2021	5	523
TOTALS	3,156			2,770	289,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	105.6000	105.60	292,512	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2494 HX Base Yr 2024



65405 CRESTED HERON CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,587
TOTAL MARKET OB/XF VALUE		4,649
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		349,236
SOH/AGL Deduction		3,342
ASSESSED VALUE		345,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		295,172
TOTAL JUST VALUE		349,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006317	CO ISSUED	0	12/14/2021
21006317	NEW CONSTR	351,779	05/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/1273	4/04/2025	WD	Q	I	01	390,000
GRANTOR: HUBERT DANIEL AUGUST						
GRANTEE: HOLLEY DAWSON C						
2621/0126	2/21/2023	WD	Q	I	01	387,500
GRANTOR: RANDOLPH SARAH C & KE						
GRANTEE: HUBERT DANIEL AUGUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 PTO=[YR=2021] N7 W10 S7 E10$ W12 S36 FOP=[YR=2021] S6 E19 N2 FGR=[YR=2021] E20 N20 W21 S20 E1$ W1 N6 W5 S2 W13$ E13 N2 E5 N14 E21 N20$ PTR=E20 FUS=[YR=2021] E39 S20 STR=[YR=2021] S4 W13 N4 E13$ W13 S4 E13 S16 W21 N4 W18 N36$ W20 $.

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	903.00	SF	5.20	5.20	100	2021	2021	3	99	4,649	

LAND DESCRIPTION

TOTAL OB/XF 4,649

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	000100	C	RES	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 09/27/2021 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS