LOT 291
RIVER GLEN PHASE 2 OR 2452/929

**JORDAN JORDAN BAILEY & MICHAEL**
65461 CRESTED HERON CT
YULEE, FL 32097

# 2025

**13-2N-26-1832-0291-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

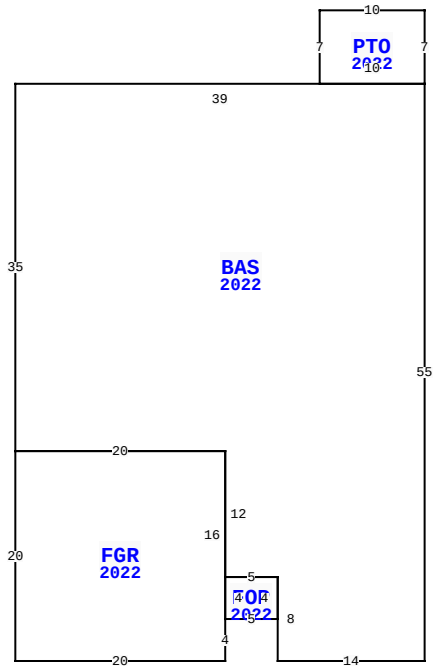
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,705 | 100 | 2022 | 1,705 | 182,880 |
| FGR | 400 | 55 | 2022 | 220 | 23,597 |
| FOP | 20 | 30 | 2022 | 6 | 644 |
| PTO | 70 | 5 | 2022 | 4 | 429 |
| TOTALS | 2,195 | | | 1,935 | 207,550 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,935 | 107.8000 | 107.80 | 208,593 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1705 HX Base Yr




65461 CRESTED HERON CT, 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 | 207,550 |
| TOTAL MARKET OB/XF VALUE | 4,638 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 267,188 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 267,188 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 267,188 |
| TOTAL JUST VALUE | 267,188 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 257,848 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21005166 | CO ISSUED | 0 | 02/09/2022 |
| 21087638 | NEW CONSTR | 245,337 | 06/11/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2542/0220 | 2/24/2022 | WD | Q | I | 01 | 290,000 |

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: JORDAN JORDAN BAILE

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2022] N7 W10 S7 E10$ BAS=[YR=2022] W39 S35
FGR=[YR=2022] S20 E20 N4 FOP=[YR=2022] E5 N4 W5 S4$ N16
W20$ E20 S12 E5 S8 E14 N55 $.

## 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 | 0 | 0 | 0 | 901.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 99 | 4,638 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,638

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 04/25/2022 BY HS Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS