LOT 293
RIVER GLEN PHASE 2 OR 2452/929

MURFFYN JOSEPH M & CARA ANN
65477 CRESTED HERON CT
YULEE, FL 32097

2025

13-2N-26-1832-0293-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

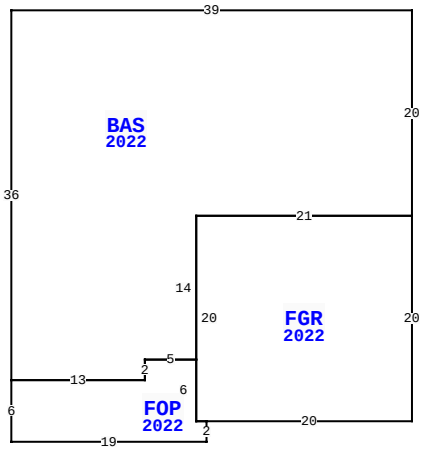
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	

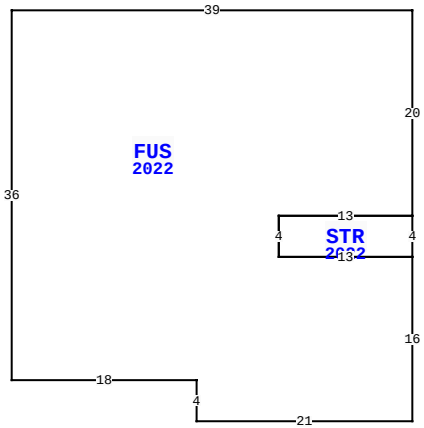
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100	2022	1,058	111,166
FGR	420	55	2022	231	24,272
FOP	120	30	2022	36	3,783
FUS	1,436	100	2022	1,436	150,884
STR	52	10	2022	5	525
TOTALS	3,086			2,766	290,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,766	105.6000	105.60	292,090	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2494 HX Base Yr 2023





65477 CRESTED HERON CT, 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		290,630
TOTAL MARKET OB/XF VALUE		72,020
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		417,650
SOH/AGL Deduction		3,782
ASSESSED VALUE		413,868
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		363,146
TOTAL JUST VALUE		417,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001055	POOL SCREEN ENCLO	19,723	01/26/2024
SP-10923	POOL	73,295	08/24/2023
21007487	CO ISSUED	0	09/20/2022
21007487	NEW CONSTR	351,779	06/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/0488	9/20/2022	SW	Q	I	01	378,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: MURFFYN JOSEPH M &

BUILDING NOTES

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	640.00	SF	5.20	5.20	100	2022	2022	3	99	3,295	
2	0476	VF 6 SBPL	0	100	0	0	414.00	LF	32.00	32.00	100	2022	2022	3	98	12,983	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
4	0911	SCRN RM A	0	100	39	29	1,131.00	SF	17.50	17.50	100	2024	2023		97	19,199	
5	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2024	2023		98	29,155	
6	0855	CONC PAVER	0	100	0	0	680.00	SF	10.00	10.00	100	2024	2023		100	6,800	

BUILDING DIMENSIONS

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FUS=[YR=2022;ORIG=10,0] E39 S20 W13 S4 E13 S16 W21 N4 W18 N36
$
BAS=[YR=2022;ORIG=0,0] W39 S36 E13 N2 E5 N14 E21 N20 $
FGR=[YR=2022;ORIG=-20,40] E20 N20 W21 S20 E1 $
FOP=[YR=2022;ORIG=-39,36] S6 E19 N2 W1 N6 W5 S2 W13 $
STR=[YR=2022;ORIG=49,20] S4 W13 N4 E13 $
PTR=[ORIG=0,0] E10 W10 $
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LAND DESCRIPTION

TOTAL OB/XF 72,020

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 12/23/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS