LOT 295
RIVER GLEN PHASE 2 OR 2452/929

KING ARIEL N
65490 CRESTED HERON CT
YULEE, FL 32097

**2025**

**13-2N-26-1832-0295-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

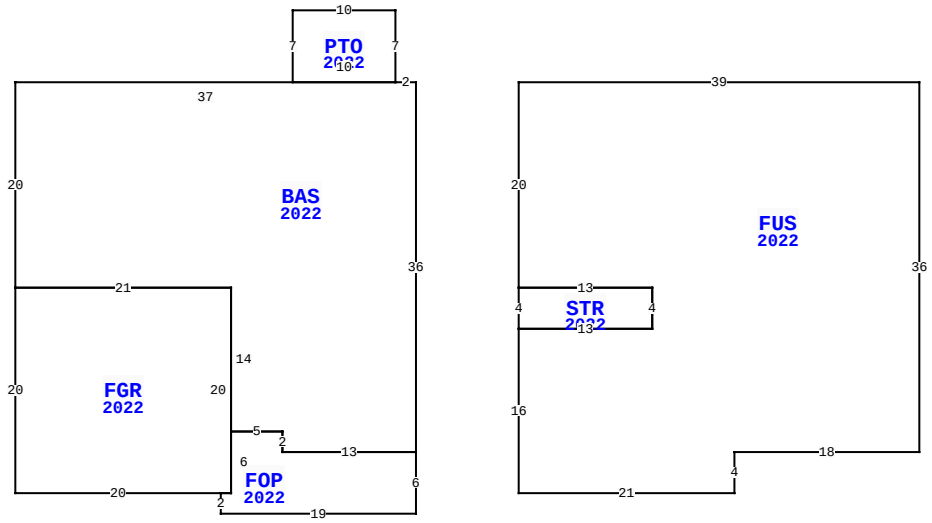
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 |
| PTO | 70 | 5 | 2022 | 4 | 420 |
| STR | 52 | 10 | 2022 | 5 | 525 |
| TOTALS | 3,156 | | | 2,770 | 291,049 |

## 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 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

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




65490 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 | | 291,049 |
| TOTAL MARKET OB/XF VALUE | | 13,319 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 359,368 |
| SOH/AGL Deduction | | 6,924 |
| ASSESSED VALUE | | 352,444 |
| TOTAL EXEMPTION VALUE | 13 | 352,444 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 359,368 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 346,340 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21005151 | CO ISSUED | 0 | 02/22/2022 |
| 21007592 | NEW CONSTR | 352,856 | 06/10/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2783/215 | 4/08/2025 | QC | U | I | 11 | 100 |
| GRANTOR: KING ANDREW LARRANCE | | | | | | |
| GRANTEE: KING ARIEL N | | | | | | |
| 2542/1306 | 2/25/2022 | SW | Q | I | 01 | 351,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: KING ARIEL NANDI & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W2 PTO=[YR=2022] N7 W10 S7 E10$ W37 S20 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S2 E19 N6 W13 N2 W5 S6 W1$ E1 N20 W21$ E21 S14 E5 S2 E13 N36$ PTR= E10 FUS=[YR=2022] E39 S36 W18 S4 W21 N16 STR=[YR=2022] N4 E13 S4 W13$ E13 N4 W13 N20$ 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 682.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 99 | 3,511 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 294.00 | LF | 32.00 | 32.00 | 100 | 2022 | 2022 | 3 | 98 | 9,220 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 98 | 588 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,319

| 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 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