LOT 304
RIVER GLEN PHASE 2 OR 2452/929

THOMPSON CAITLYN
65418 CRESTED HERON CT
YULEE, FL 32097

2025

13-2N-26-1832-0304-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

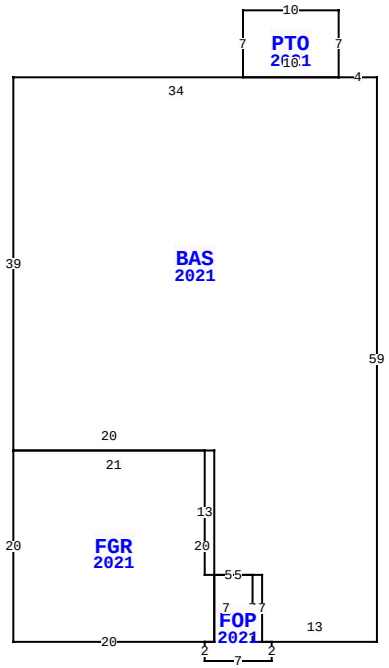
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,807	100	2021	1,807	189,340
FGR	420	55	2021	231	24,205
FOP	49	30	2021	15	1,572
PTO	70	5	2021	4	419
TOTALS	2,346			2,057	215,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,057	105.8400	105.84	217,713	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1807 HX Base Yr



65418 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	215,536
TOTAL MARKET OB/XF VALUE	4,196
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	274,732
SOH/AGL Deduction	0
ASSESSED VALUE	274,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,732
TOTAL JUST VALUE	274,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006878	CO ISSUED	0	01/10/2022
20214209	NEW CONSTR	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/1063	1/14/2022	SW	Q	I	01	291,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: THOMPSON CAITLYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W4 PTO=[YR=2021] N7 W10 S7 E10$ W34 S39
FGR=[YR=2021] S20 E20 FOP=[YR=2021] S2 E7 N2 W1 N7 W5 S7 W1$
E1 N20 W21$ E20 S13 E5 S7 E13 N59$.

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	815.00	SF	5.20	5.20	100	2021	2021	3	99	4,196	

LAND DESCRIPTION

TOTAL OB/XF 4,196

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	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 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