LOT 305
RIVER GLEN PHASE 2 OR 2452/929

SCHMIDT LISA C
65410 CRESTED HERON CT
YULEE, FL 32097

2025

13-2N-26-1832-0305-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

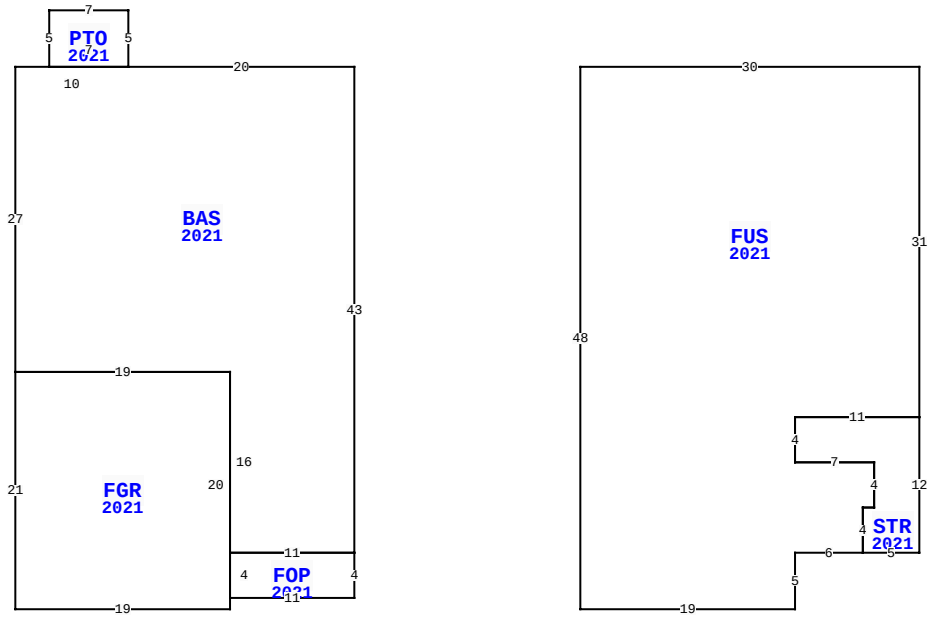
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	986	100	2021	986	102,143
FGR	399	55	2021	219	22,687
FOP	44	30	2021	13	1,346
FUS	1,305	100	2021	1,305	135,189
PTO	35	5	2021	2	207
STR	80	10	2021	8	829
TOTALS	2,849			2,533	262,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,533	104.6400	104.64	265,053	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2291 HX Base Yr 2023



65410 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		262,402
TOTAL MARKET OB/XF VALUE		4,311
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		321,713
SOH/AGL Deduction		5,266
ASSESSED VALUE		316,447
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,725
TOTAL JUST VALUE		321,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006555	CO ISSUED	0	01/20/2022
21006555	NEW CONSTR	310,647	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2533/0133	1/25/2022	SW	Q	I	01	325,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: SCHMIDT LISA C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 PTO=[YR=2021] N5 W7 S5 E7$ W10 S27
FGR=[YR=2021] S21 E19 N1 FOP=[YR=2021] E11 N4 W11 S4$ N20 W19
$ E19 S16 E11 N43$ PTR=E20 FUS=[YR=2021] E30 S31
STR=[YR=2021] S12 W5 N4 E1 N4 W7 N4 E11$ W11 S4 E7 S4 W1 S4
W6 S5 W19 N48$ 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	0810	CONCRETE A	0	100	0	0	670.00	SF	6.50	6.50	100	2021	2021	3	99	4,311	

LAND DESCRIPTION

TOTAL OB/XF 4,311

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