LOT 318
RIVER GLEN PHASE 2 OR 2452/929

**DRUMMOND DANNY R & CAROLE PENLAND**
65360 CLERWATER CT
YULEE, FL 32097

**2025**

**13-2N-26-1832-0318-0000**

## 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 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 |

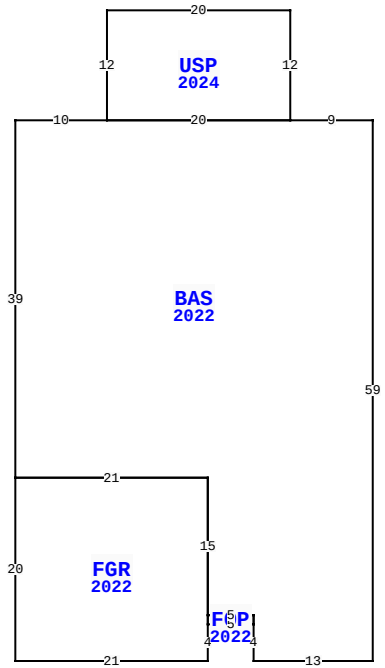
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,856 | 100 | 2022 | 1,856 | 197,267 |
| FGR | 420 | 55 | 2022 | 231 | 24,552 |
| FOP | 5 | 30 | 2022 | 2 | 213 |
| USP | 240 | 30 | 2024 | 72 | 7,653 |
| TOTALS | 2,521 | | | 2,161 | 229,684 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,161 | 106.8200 | 106.82 | 230,838 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1856 HX Base Yr 2023




65360 CLEARWATER CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 229,684 |
| TOTAL MARKET OB/XF VALUE | | 12,144 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 296,828 |
| SOH/AGL Deduction | | 36,142 |
| ASSESSED VALUE | | 260,686 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 209,964 |
| TOTAL JUST VALUE | | 296,828 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 286,679 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23-13202 | REAR USP (12X20) | 8,474 | 10/13/2023 |
| 21006543 | CO ISSUED | 0 | 05/09/2022 |
| 21009107 | NEW CONSTR | 266,727 | 07/13/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2562/1904 | 5/12/2022 | SW | Q | I | 01 | 311,000 |

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: DRUMMON DANNY RICHA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W9 W20 W10 S39 E21 S15 E5 S1 S4 E13 N59 $
FGR=[YR=2022;ORIG=-39,39] S20 E21 N4 N1 N15 W21 $
USP=[YR=2024;ORIG=-29,0] E20 N12 W20 S12 $
FOP=[YR=2022;ORIG=-18,55] E5 N1 W5 S1 $
.

## 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 | 678.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 99 | 3,490 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 90.00 | LF | 32.00 | 32.00 | 100 | 2022 | 2022 | 3 | 98 | 2,822 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 98 | 294 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 138 | 0 | 552.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 95 | 5,244 | |
| 5 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 98 | 294 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,144

| 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 | 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 12/13/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS