LOT 321
RIVER GLEN PHASE 2 OR 2452/929

NELSON SHARON AVALIA
65336 CLEARWATER CT
YULEE, FL 32097

2025

13-2N-26-1832-0321-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

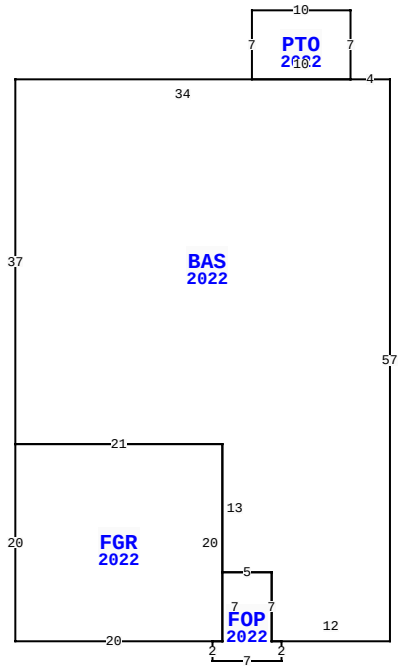
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2022	1,711	181,855
FGR	420	55	2022	231	24,552
FOP	49	30	2022	15	1,594
PTO	70	5	2022	4	425
TOTALS	2,250			1,961	208,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	106.8200	106.82	209,474	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1711 HX Base Yr



65336 CLEARWATER 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		208,427
TOTAL MARKET OB/XF VALUE		3,789
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		267,216
SOH/AGL Deduction		0
ASSESSED VALUE		267,216
TOTAL EXEMPTION VALUE	14	267,216
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		267,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007167	CO ISSUED	0	05/09/2022
21009786	NEW CONSTR	248,222	07/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2563/1584	5/16/2022	SW	Q	I	01	294,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: NELSON SHARON AVALI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W4 PTO=[YR=2022] N7 W10 S7 E10$ W34 S37
FGR=[YR=2022] S20 E20 FOP=[YR=2022] S2 E7 N2 W1 N7 W5 S7
W1$ E1 N20 W21$ E21 S13 E5 S7 E12 N57$.

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	736.00	SF	5.20	5.20	100	2022	2022	3	99	3,789	

LAND DESCRIPTION

TOTAL OB/XF 3,789

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	000135	C	RES NATURAL	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 11/01/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS