LOT 353
RIVER GLEN PH 3 OR 2573/1965

WRIGHT ZACHARY M & REBECCA
65296 FOREST GLEN LN
YULEE, FL 32097

2025

13-2N-26-1832-0353-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

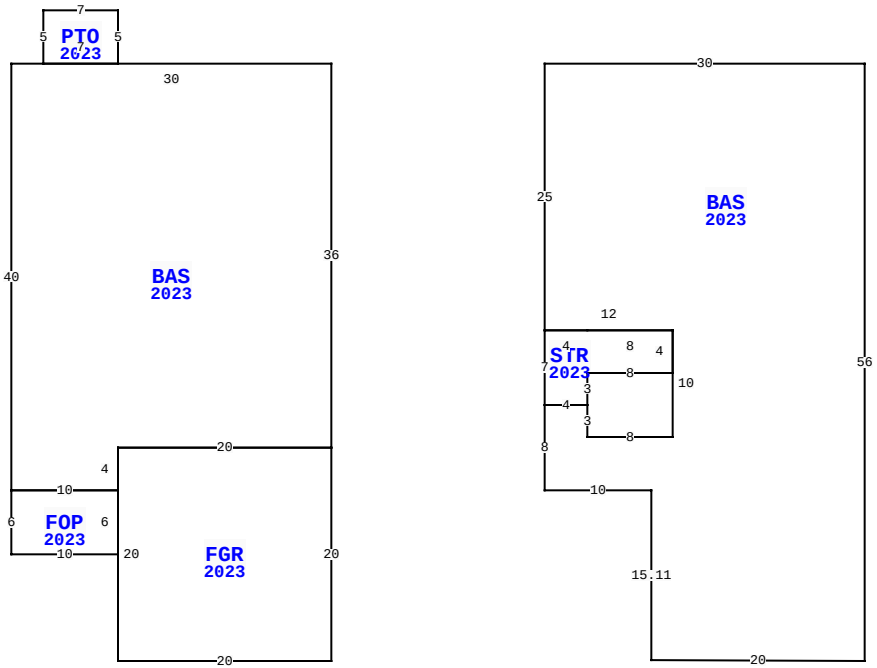
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,120	100	2023	1,120	115,046
BAS	1,411	100	2023	1,411	144,938
FGR	400	55	2023	220	22,598
FOP	60	30	2023	18	1,849
PTO	35	5	2023	2	205
STR	60	10	2023	6	616
TOTALS	3,086			2,777	285,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,777	102.7200	102.72	285,253	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2531 HX Base Yr



65296 FOREST GLEN LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	285,253
TOTAL MARKET OB/XF VALUE	4,961
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	345,214
SOH/AGL Deduction	0
ASSESSED VALUE	345,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,214
TOTAL JUST VALUE	345,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-03884	CO		09/26/2023
23003884	NEW CONSTR	446,004	03/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1547	10/03/2023	SW	Q	I	01	370,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: WRIGHT ZACHARY M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-10,-20] E30 S56 U0.1L20 N15.11 W10 N8 E4 S3 E8 N10 W12 N25 $
BAS=[YR=2023;ORIG=-60,-20] E30 S36 W20 S4 W10 N40 $
FGR=[YR=2023;ORIG=-50,16] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=-60,20] E10 S6 W10 N6 $
STR=[YR=2023;ORIG=-10,5] E4 E8 S4 W8 S3 W4 N7 $
PTO=[YR=2023;ORIG=-57,-25] E7 S5 W7 N5 $
.

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	954.00	SF	5.20	5.20	100	2024	2023		100	4,961	

LAND DESCRIPTION

TOTAL OB/XF 4,961

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	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/11/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS