LOT 354
RIVER GLEN PH 3 OR 2573/1965

MOLINA KEVIN LEMUER & KRYSTLE DIANE
65304 FOREST GLEN LN
YULEE, FL 32097

2025

13-2N-26-1832-0354-0000

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	13	LVT/LAMNT 40
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

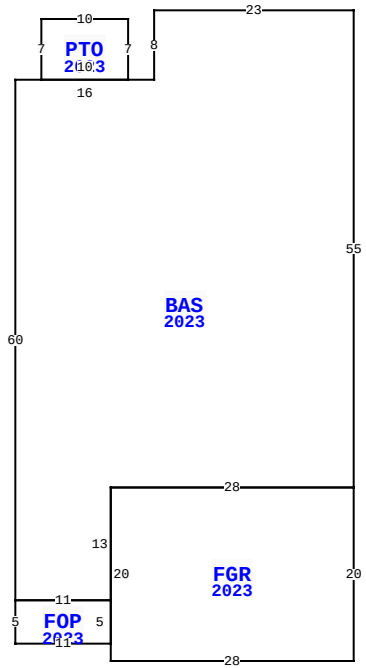
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2023	2,160	201,184
FGR	560	55	2023	308	28,688
FOP	55	30	2023	16	1,490
PTO	70	5	2023	4	373
TOTALS	2,845			2,488	231,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,488	103.4880	103.49	257,483	2024	2024	0	0	10	0.00	90.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2160 HX Base Yr 2025



65304 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		231,735
TOTAL MARKET OB/XF VALUE		11,011
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		297,746
SOH/AGL Deduction		0
ASSESSED VALUE		297,746
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,024
TOTAL JUST VALUE		297,746
NCON VALUE		242,746
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001173	PRIVATE PROVIDER	400,493	01/31/2024
B2306450	SFR	400,493	05/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1105	2/23/2024	SW	Q	I	01	359,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MOLINA KEVIN LEMUER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-221,20] W23 S8 W16 S60 E11 N13 E28 N55 $
FGR=[YR=2023;ORIG=-249,75] E28 S20 W28 N20 $
PTO=[YR=2023;ORIG=-257,21] E10 S7 W10 N7 $
FOP=[YR=2023;ORIG=-260,88] E11 S5 W11 N5 $
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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	1,116.00	SF	5.20	5.20	100	2025	2024		100	5,803	
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2025	2024		100	4,608	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 11,011

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

REVIEW DATE 06/05/2024 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS