LOT 357
RIVER GLEN PH 3 OR 2573/1965

MITCHELL ASHLEY NICOLE & NEAL R
65319 FOREST GLEN LN
YULEE, FL 32097

2025

13-2N-26-1832-0357-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

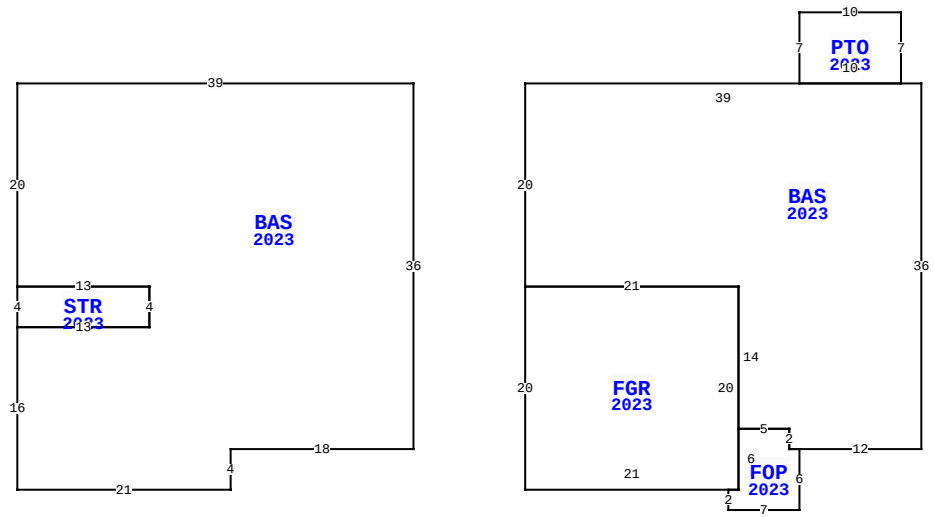
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 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	1,058	100	2023	1,058	118,327
BAS	1,436	100	2023	1,436	160,602
FGR	420	55	2023	231	25,835
FOP	48	30	2023	14	1,566
PTO	70	5	2023	4	447
STR	52	10	2023	5	559
TOTALS	3,084			2,748	307,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,748	111.8400	111.84	307,336	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2494 HX Base Yr 2024



65319 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		307,336
TOTAL MARKET OB/XF VALUE		3,396
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		365,732
SOH/AGL Deduction		5,200
ASSESSED VALUE		360,532
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		309,810
TOTAL JUST VALUE		365,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04855	CO		11/03/2023
B23-04855	SFR	450,333	04/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/1632	12/29/2023	SW	Q	I	01	386,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: MITCHELL ASHLEY NIC

BUILDING NOTES

EXTRA FEATURES

L N	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	653.00	SF	5.20	5.20	100	2024	2023		100	3,396	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=59,10] W39 S20 E13 S4 W13 S16 E21 N4 E18 N36 $
BAS=[YR=2023;ORIG=109,10] W39 S20 E21 S14 E5 S2 E1 E12 N36 $
FGR=[YR=2023;ORIG=91,30] W21 S20 E21 N20 $
FOP=[YR=2023;ORIG=97,46] W1 N2 W5 S6 W1 S2 E7 N6 $
PTO=[YR=2023;ORIG=107,3] W10 S7 E10 N7 $
STR=[YR=2023;ORIG=33,30] W13 S4 E13 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,396

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/14/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS