LOT 359
RIVER GLEN PH 3 OR 2573/1965

GALE ROGINA/KING PAMELA
65303 FOREST GLEN LN
YULEE, FL 32097

2025

13-2N-26-1832-0359-0000

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	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

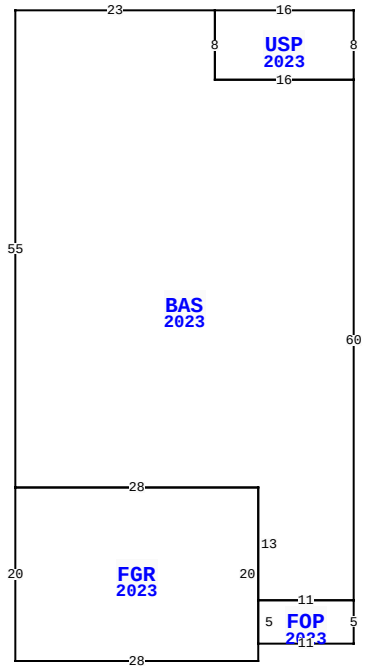
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2023	2,160	221,875
FGR	560	55	2023	308	31,638
FOP	55	30	2023	16	1,644
USP	128	30	2023	38	3,903
TOTALS	2,903			2,522	259,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,522	102.7200	102.72	259,060	2023	2023	0	0	0	0.00	100.00

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



65303 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		259,060
TOTAL MARKET OB/XF VALUE		9,731
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		323,791
SOH/AGL Deduction		89,811
ASSESSED VALUE		233,980
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,258
TOTAL JUST VALUE		323,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
EX23-15603	USP (8X15)		12/06/2023
C23-04875	CO		10/12/2023
B23-04875	SFR	400,493	04/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2753/1506	11/14/2024	WD	Q	I	02	375,000
GRANTOR: RYMAN DOMINIQUE LEE						
GRANTEE: GALE ROGINA						
2676/1522	10/26/2023	SW	Q	I	01	359,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RYMAN DOMINIQUE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-260,20] E23 S8 E16 S60 W11 N13 W28 N55 $
FGR=[YR=2023;ORIG=-260,75] E28 S20 W28 N20 $
USP=[YR=2023;ORIG=-237,20] E16 S8 W16 N8 $
FOP=[YR=2023;ORIG=-232,88] 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	1,205.00	SF	5.20	5.20	100	2024	2023		100	6,266	
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2024	2023		99	3,168	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 9,731

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	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