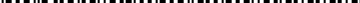


LAUER KRISTEN ANNE
65287 FOREST GLEN LN
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5009.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,85610020231,856198,258

FGR42055202323124,675

FOP103020233320

PTO70520234427

TOTALS2,3562,094223,681

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0100012,094106.8200106.82223,68120232023000.00100.00

1 SINGLE FAM - 100% - 2025Heated Area: 1856HX Base Yr 2025

10

7

PTO
2023

14

10

15

39

21

15

20

21

13

5

2

FUP
2023

3

3

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETotal Market Value223,681

TOTAL MARKET OB/XF VALUETotal Market Value - Market3,494

TOTAL LAND VALUE - MARKETTotal Market Value282,175

SOH/AGL DeductionAssessed Value0

ASSESSED VALUETotal Exemption Value282,175

TOTAL EXEMPTION VALUETaxable ValueHX HB50,722

BASE TAXABLE VALUETotal Just Value231,453

TOTAL JUST VALUENCON Value282,175

INCOME VALUEPrevious Year Mkt Value0

PREVIOUS YEAR MKT VALUETotal Just Value270,993

SALES DATA

OFF RECORD NumberDATETypeInstQU / I / V / I / RSN CD SALE PRICE

2681/188811/29/2023SWQI01320,100

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:LAUER KRISTEN ANNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=89,0] W15 W10 W14 S39 E21 S15 E5 S2 S3 E13 N59 \$
FGR=[YR=2023;ORIG=71,39] W21 S20 E21 N3 N2 N15 \$
PTO=[YR=2023;ORIG=74,0] W10 N7 E10 S7 \$
FOP=[YR=2023;ORIG=76,54] W5 S2 E5 N2 \$

EXTRA FEATURES

L NOBIXF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000672.00SF5.205.20100202420231003,494

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000135CRES NATURAL100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE12/14/2023BYKW

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 07/30/2025 BY SYS