LOT 373
RIVER GLEN PH 3 OR 2573/1965

CURTIS STEPHEN M/REARDON DEBORAH K
75832 WILDFLOWER CT
YULEE, FL 32097

2025

13-2N-26-1832-0373-0000

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
Quality	03	Quality Level 03

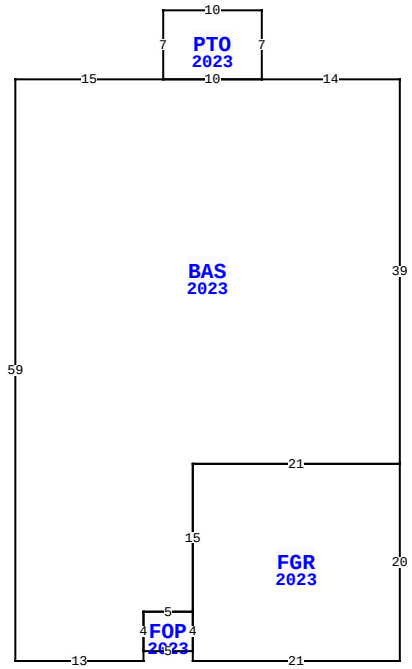
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2023	1,856	198,258
FGR	420	55	2023	231	24,675
FOP	20	30	2023	6	641
PTO	70	5	2023	4	427
TOTALS	2,366			2,097	224,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	106.8200	106.82	224,002	2023	2023	0	0	0	0.00	100.00

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



75832 WILDFLOWER CT, YULEE

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

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	662.00	SF	5.20	5.20	100	2024	2023		100	3,442	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,002
TOTAL MARKET OB/XF VALUE		3,442
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		282,444
SOH/AGL Deduction		0
ASSESSED VALUE		282,444
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,722
TOTAL JUST VALUE		282,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-03867	CO		09/13/2023
23003867	NEW CONSTR	342,222	03/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/95	10/21/2024	QC	U	I	11	100
GRANTOR: MCLAUGHLIN ROBERT						
GRANTEE: CURTIS STEPHEN M						
2744/1911	10/18/2024	QC	U	I	11	122,500
GRANTOR: MCLAUGHLIN ROBERT						
GRANTEE: CURTIS STEPHEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,0] E15 E10 E14 S39 W21 S15 W5 S4 S1 W13 N59 $
FGR=[YR=2023;ORIG=68,39] E21 S20 W21 N1 N4 N15 $
PTO=[YR=2023;ORIG=65,0] E10 N7 W10 S7 $
FOP=[YR=2023;ORIG=63,54] E5 S4 W5 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,442

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 10/17/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS