LOT 381
RIVER GLEN PH 3 OR 2573/1965

MCDANIEL TANISHA & RODNEY
65167 FOREST GLEN LN
YULEE, FL 32097

**2025**

**13-2N-26-1832-0381-0000**

## 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 |
| Quality | 03 | Quality Level 03 |

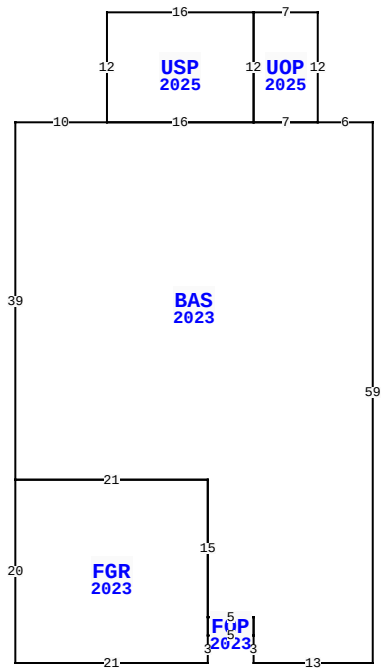
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5009.00 | | |

| 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 | 10 | 30 | 2023 | 3 | 320 |
| UOP | 84 | 20 | 2025 | 17 | 1,816 |
| USP | 192 | 30 | 2025 | 58 | 6,196 |
| TOTALS | 2,562 | | | 2,165 | 231,265 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,165 | 106.8200 | 106.82 | 231,265 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024




65167 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 | | 231,265 |
| TOTAL MARKET OB/XF VALUE | | 3,578 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 289,843 |
| SOH/AGL Deduction | | 3,300 |
| ASSESSED VALUE | | 286,543 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 230,821 |
| TOTAL JUST VALUE | | 289,843 |
| NCON VALUE | | 8,011 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 271,077 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240002824 | 911 16X12 | 6,163 | 03/12/2024 |
| C23-03903 | CO | | 09/26/2023 |
| 23003903 | NEW CONSTR | 342,222 | 03/23/2023 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2671/1121 | 9/29/2023 | SW | Q | I | 01 | 324,000 |

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: MCDANIEL TANISHA &

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=89,0] W6 W7 W16 W10 S39 E21 S15 E5 S2 S3 E13 N59 $
FGR=[YR=2023;ORIG=71,39] W21 S20 E21 N3 N2 N15 $
FOP=[YR=2023;ORIG=76,54] W5 S2 E5 N2 $
UOP=[YR=2025;ORIG=76,0] E7 N12 W7 S12 $
USP=[YR=2025;ORIG=76,0] W16 N12 E16 S12 $
.

### 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 | 688.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 3,578 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,578

| 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 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