LOT 382
RIVER GLEN PH 3 OR 2573/1965

**SNOWDEN THEODOROS V & BECKIE**
65159 FOREST GLEN LANE
YULEE, FL 32097

**2025**

**13-2N-26-1832-0382-0000**

## 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 |

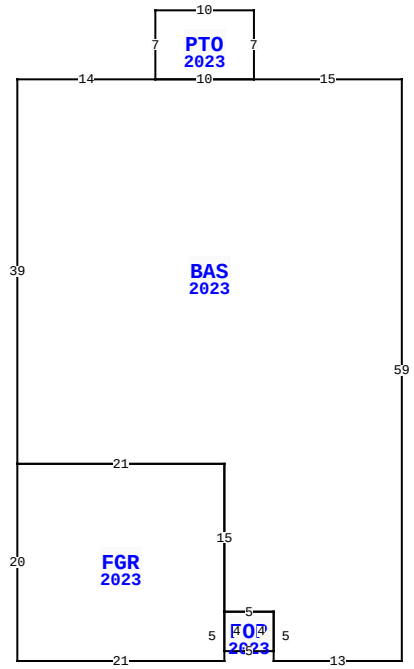
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| 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 | 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




65159 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 | | 224,002 |
| TOTAL MARKET OB/XF VALUE | | 8,875 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 287,877 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 287,877 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 237,155 |
| TOTAL JUST VALUE | | 287,877 |
| NCON VALUE | | 5,100 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 271,579 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23-02371 | CO | | 09/11/2023 |
| B2302371 | NEW CONSTR | 339,820 | 02/22/2023 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2672/1002 | 10/05/2023 | SW | Q | I | 01 | 307,000 |

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: SNOWDEN THEODOROS V

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=89,0] W15 W10 W14 S39 E21 S15 E5 S5 E13 N59 $
FGR=[YR=2023;ORIG=71,39] W21 S20 E21 N5 N15 $
PTO=[YR=2023;ORIG=74,0] W10 N7 E10 S7 $
FOP=[YR=2023;ORIG=76,54] W5 S4 E5 N4 $
.

### 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 | 726.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 3,775 | |
| 2 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2025 | 2024 | | 100 | 300 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 150.00 | LF | 32.00 | 32.00 | 100 | 2025 | 2024 | | 100 | 4,800 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,875

| 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 | 000100 | C | RES | 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 09/11/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS