LOT 385
RIVER GLEN PH 3 OR 2573/1965

SCHUMAN KRISTY DONNA/STROMECKI DANIEL M
75770 EGRET LANDING CT
YULEE, FL 32097

2025

13-2N-26-1832-0385-0000

BUILDING CHARACTERISTICS

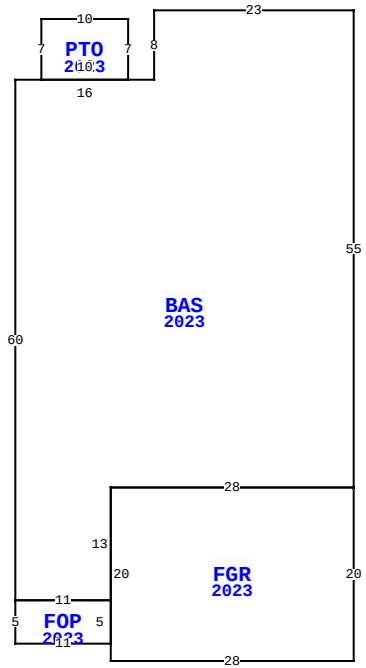
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
PTO	70	5	2023	4	411
TOTALS	2,845			2,488	255,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	102.7200	102.72	255,567	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2160 HX Base Yr 2024



75770 EGRET LANDING CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,567
TOTAL MARKET OB/XF VALUE		4,930
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		315,497
SOH/AGL Deduction		4,009
ASSESSED VALUE		311,488
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,766
TOTAL JUST VALUE		315,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2301125	CO		07/28/2023
B2301125	NEW CONSTR	397,723	01/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/880	8/09/2023	SW	Q	I	01	371,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: SCHUMAN KRISTY DONN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-221,20] W23 S8 W16 S60 E11 N13 E28 N55 $
FGR=[YR=2023;ORIG=-221,75] W28 S20 E28 N20 $
PTO=[YR=2023;ORIG=-247,21] W10 S7 E10 N7 $
FOP=[YR=2023;ORIG=-249,88] W11 S5 E11 N5 $
.

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	948.00	SF	5.20	5.20	100	2024	2023		100	4,930	

LAND DESCRIPTION

TOTAL OB/XF 4,930

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