LOT 396
RIVER GLEN PH 3 OR 2573/1965

JOHNSON ALEXANDER KENT/GRAHAM GABRIELLE FAITH
65119 FOREST GLEN LN
YULEE, FL 32097

2025

13-2N-26-1832-0396-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

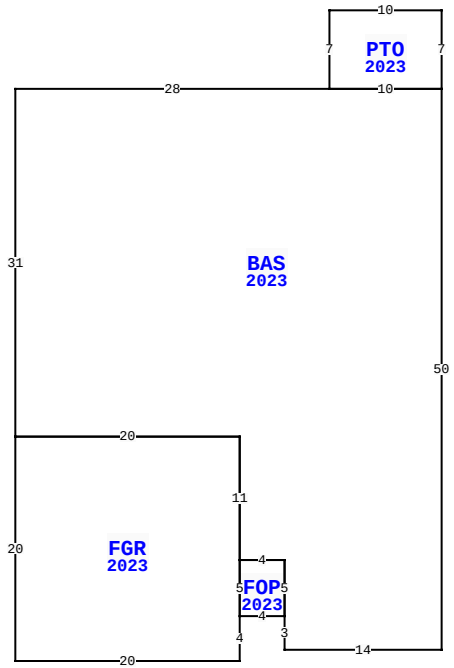
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,488	100	2023	1,488	166,656
FGR	400	55	2023	220	24,640
FOP	20	30	2023	6	672
PTO	70	5	2023	4	448
TOTALS	1,978			1,718	192,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	112.0000	112.00	192,416	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1488 HX Base Yr 2024



65119 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		192,416
TOTAL MARKET OB/XF VALUE		3,910
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		251,326
SOH/AGL Deduction		2,612
ASSESSED VALUE		248,714
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,992
TOTAL JUST VALUE		251,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300882	CO		08/10/2023
B2300882	NEW CONSTR	277,109	01/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/854	8/11/2023	SW	Q	I	01	289,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: JOHNSON ALEXANDER K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=68,10] W10 W28 S31 E20 S11 E4 S5 S3 E14 N50 $
FGR=[YR=2023;ORIG=50,41] W20 S20 E20 N4 N5 N11 $
PTO=[YR=2023;ORIG=68,3] W10 S7 E10 N7 $
FOP=[YR=2023;ORIG=54,52] W4 S5 E4 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	752.00	SF	5.20	5.20	100	2024	2023		100	3,910	

LAND DESCRIPTION

TOTAL OB/XF 3,910

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 10/18/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS