LOT 400
RIVER GLEN PH 3 OR 2573/1965

STEELE JOHN CLIFTON II
65114 FOREST GLEN LN
YULEE, FL 32097

2025

13-2N-26-1832-0400-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

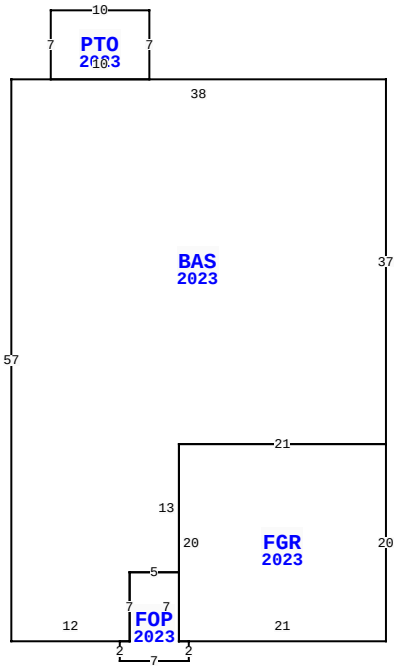
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2023	1,711	182,769
FGR	420	55	2023	231	24,675
FOP	49	30	2023	15	1,602
PTO	70	5	2023	4	427
TOTALS	2,250			1,961	209,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	106.8200	106.82	209,474	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1711 HX Base Yr



65114 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	209,474
TOTAL MARKET OB/XF VALUE	8,853
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	273,327
SOH/AGL Deduction	0
ASSESSED VALUE	273,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,327
TOTAL JUST VALUE	273,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300363	CO		07/25/2023
B2300363	NEW CONSTR	316,305	01/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1510	7/27/2023	SW	Q	I	01	287,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: STEELE JOHN CLIFTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] E38 S37 W21 S13 W5 S7 W12 N57 $
FGR=[YR=2023;ORIG=57,47] E21 S20 W21 N20 $
FOP=[YR=2023;ORIG=52,60] E5 S7 E1 S2 W7 N2 D0R1 U7L0 $
PTO=[YR=2023;ORIG=44,10] E10 N7 W10 S7 $
.

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	0	0	0	768.00	SF	5.20	5.20	100	2024	2023		100	3,994	
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	
3	0476	VF 6 SBPL	0	0	0	0	144.00	LF	32.00	32.00	100	2024	2023		99	4,562	

LAND DESCRIPTION

TOTAL OB/XF 8,853

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	0		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