LOT 401
RIVER GLEN PH 3 OR 2573/1965

SNOOK MIRANDA A/MCLAUGHLIN BRAYDEN
65122 FOREST GLEN LN
YULEE, FL 32097

2025

13-2N-26-1832-0401-0000

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 60
Interior Floo	08	SHT VINYL 40
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

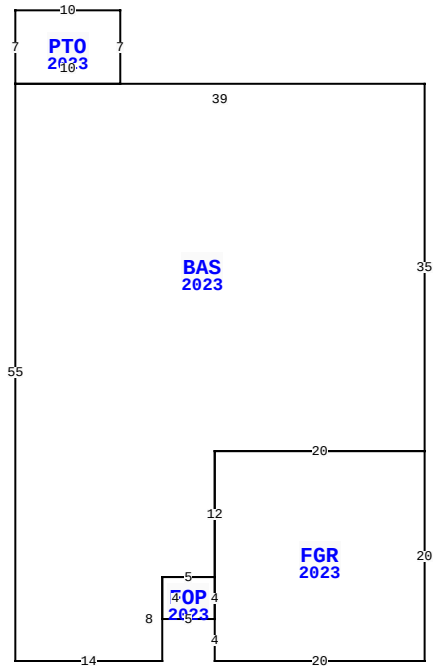
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2023	1,705	183,799
FGR	400	55	2023	220	23,716
FOP	20	30	2023	6	647
PTO	70	5	2023	4	431
TOTALS	2,195			1,935	208,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	107.8000	107.80	208,593	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1705 HX Base Yr 2025



65122 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		208,593
TOTAL MARKET OB/XF VALUE		3,692
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		267,285
SOH/AGL Deduction		0
ASSESSED VALUE		267,285
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,563
TOTAL JUST VALUE		267,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300367	CO		08/07/2023
B2300367	NEW CONSTR	312,616	01/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2665/90	8/31/2023	SW	Q	I	01	307,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: SNOOK MIRANDA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] E39 S35 W20 S12 W5 S8 W14 N55 $
FGR=[YR=2023;ORIG=59,45] E20 S20 W20 N4 N4 N12 $
PTO=[YR=2023;ORIG=40,3] E10 S7 W10 N7 $
FOP=[YR=2023;ORIG=54,57] E5 S4 W5 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	710.00	SF	5.20	5.20	100	2024	2023		100	3,692	

LAND DESCRIPTION

TOTAL OB/XF 3,692

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 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