LOT 404
RIVER GLEN PH 3 OR 2573/1965

BISHOP JOSHUA LEE & VIRGINIA B
65146 FOREST GLEN LN
YULEE, FL 32097

2025

13-2N-26-1832-0404-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

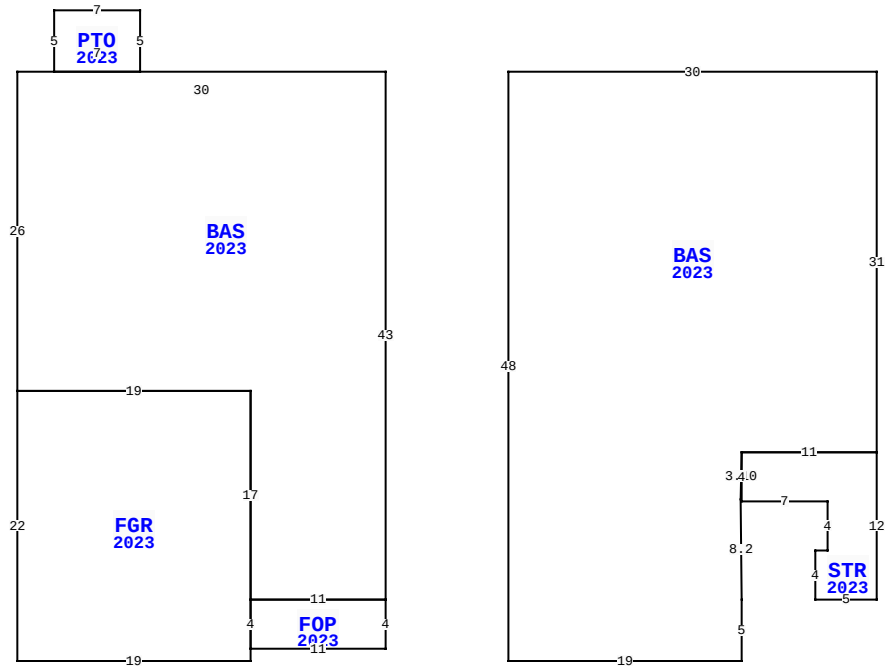
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	2023	967	101,187
BAS	1,253	100	2023	1,253	131,114
FGR	418	55	2023	230	24,067
FOP	44	30	2023	13	1,360
PTO	35	5	2023	2	209
STR	80	10	2023	8	837
TOTALS	2,797			2,473	258,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	104.6400	104.64	258,775	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2220 HX Base Yr 2024



65146 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		258,775
TOTAL MARKET OB/XF VALUE		4,410
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		318,185
SOH/AGL Deduction		62,818
ASSESSED VALUE		255,367
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,645
TOTAL JUST VALUE		318,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300368	CO		08/24/2023
B2300368	NEW CONSTR	395,656	01/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/811	8/29/2023	SW	Q	I	01	335,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: BISHOP JOSHUA LEE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] E30 S31 W11 D3.10L0.1 D8.2R0.1 S5 W19 N48 $
BAS=[YR=2023;ORIG=20,10] E30 S43 W11 N17 W19 N26 $
FGR=[YR=2023;ORIG=20,36] E19 S17 S4 S1 W19 N22 $
STR=[YR=2023;ORIG=79,41] E11 S12 W5 N4 E1 N4 W7 N4 $
FOP=[YR=2023;ORIG=39,53] E11 S4 W11 N4 $
PTO=[YR=2023;ORIG=23,10] E7 N5 W7 S5 $
.

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	848.00	SF	5.20	5.20	100	2024	2023		100	4,410	

LAND DESCRIPTION

TOTAL OB/XF 4,410

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