

BUTLER MASON
65234 FOREST GLEN LN
YULEE, FL 32097

2025

13-2N-26-1832-0407-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0100	01	2,094	106.8200	106.82	223,681	2023	2023	0	0	0	0.00	100.00																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2024										Heated Area: 1856										HX Base Yr 2024									
Roof Cover	03	COMP SHNGL 100								10 7 7 10 14 15 39 21 20 21 13 15 3 3 5 BAS 2023 FGR 2023 FUP 2023 PTO 2023 <td colspan="10">Interior Wall</td> <td>05</td> <td colspan="8">DRYWALL 100</td>										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	1,856	100	2023	1,856	198,258																																		
FGR	420	55	2023	231	24,675																																		
FOP	10	30	2023	3	320																																		
PTO	70	5	2023	4	427																																		
TOTALS		2,356				2,094		223,681																															
EXTRA FEATURES										65234 FOREST GLEN LN, YULEE																													
L N	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	704.00	SF	5.20	5.20	100	2024	2023		100	3,661																							
LAND DESCRIPTION										TOTAL OB/XF										3,661																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																						
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