LOT 411
RIVER GLEN PH 3 OR 2573/1965

JOHNSON TERRANCE/DAVIS-DUNKLE CHRISTIAN
65266 FOREST GLEN LN
YULEE, FL 32097

2025

13-2N-26-1832-0411-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

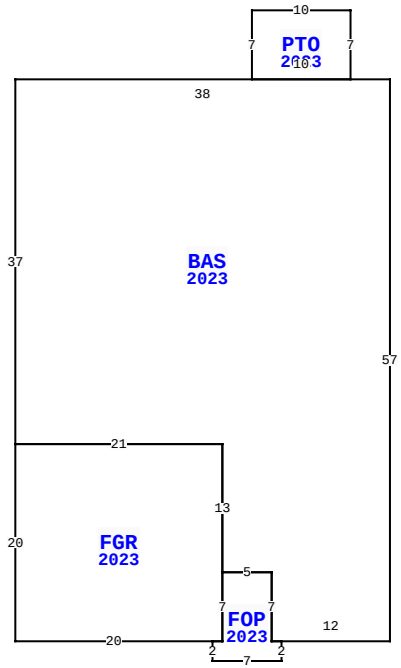
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 – 100% - 2024 Heated Area: 1711 HX Base Yr 2024



65266 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		3,910
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,384
SOH/AGL Deduction		2,993
ASSESSED VALUE		265,391
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,669
TOTAL JUST VALUE		268,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04104	CO		09/13/2023
23004104	NEW CONSTR	318,516	03/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/1014	9/19/2023	SW	Q	I	01	292,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: JOHNSON TERRANCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=78,10] W38 S37 E21 S13 E5 S7 E12 N57 $
FGR=[YR=2023;ORIG=61,47] W21 S20 E20 E1 N7 N13 $
PTO=[YR=2023;ORIG=74,10] W10 N7 E10 S7 $
FOP=[YR=2023;ORIG=66,60] W5 S7 W1 S2 E7 N2 W1 N7 $
.

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	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 10/19/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS