LOT 10
IN OR 1957/1011
RIVER GLEN #1 PB 7/263

MANNING DEBRA H & DENNIS C
65047 RIVER GLEN PKWY
YULEE, FL 32097

2026

11-2N-26-1830-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

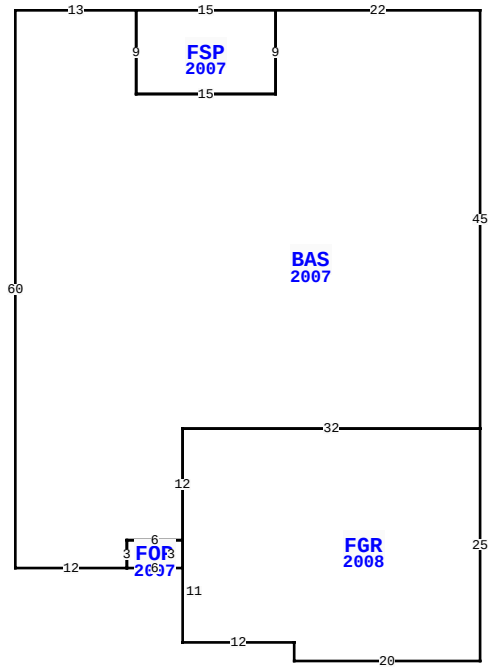
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,367	100	2007	2,367	248,310
FGR	776	55	2008	427	44,795
FOP	18	30	2007	5	524
FSP	135	40	2007	54	5,665
TOTALS	3,296			2,853	299,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,853	109.7920	115.28	328,894	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2016 Heated Area: 2367 HX Base Yr 2016



65047 RIVER GLEN PKWY, YULEE

BLD DATE	07/11/2007	JM	LGL DATE	
XF DATE	07/11/2007	JM	LAND DATE	04/09/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,294
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		353,294
SOH/AGL Deduction		203,360
ASSESSED VALUE		149,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,523
TOTAL JUST VALUE		353,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18799	CO ISSUED	0	05/05/2009
E18638	ELEC OTHER	2,000	01/01/2007
M12383	MECH OTHER	0	01/01/2007
P11902	OTHER	0	12/01/2006
B18799	NEW CONSTR	217,140	11/01/2006
R09869	REPAIR/RRF	5,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1957/1011	12/31/2014	SW	U	I	12	131,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: MANNING DEBRA H & D						
1928/1586	7/22/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FSP=[YR=2007] W15 S9 E15 N9$ S9 W15 N9 W13 S60 E12 FOP=[YR=2007] E6 N3 W6 S3$ N3 E6 FGR=[YR=2008] S11 E12 S2 E20 N25 W32 S12$ N12 E32 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS