LOT 12
IN OR 2194/808
PT OR 2077/1038

GUNTHER RONNIE L & TARA M
65054 RIVER GLEN PARKWAY
YULEE, FL 32037

2026

11-2N-26-1830-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

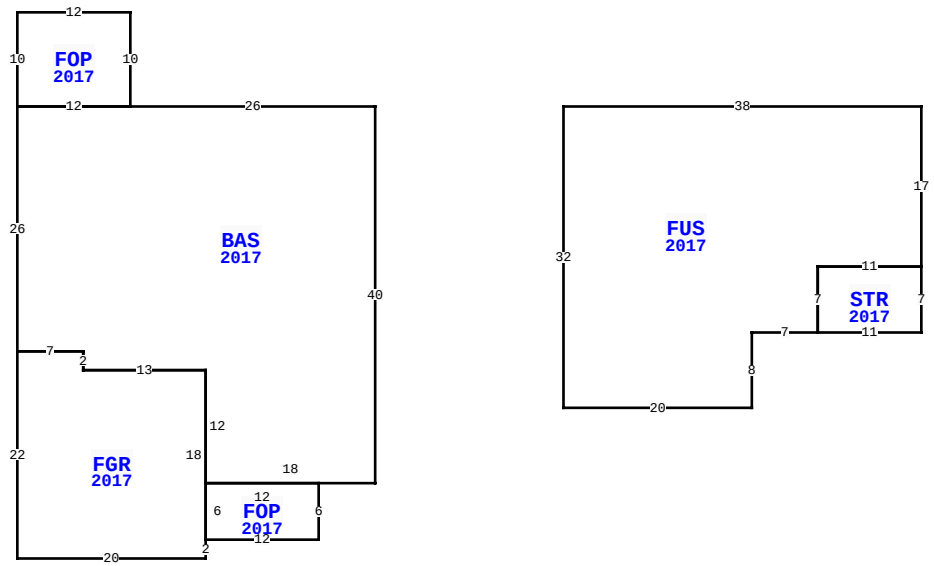
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	2017	1,266	132,993
FGR	414	55	2017	228	23,951
FOP	72	30	2017	22	2,311
FOP	120	30	2017	36	3,782
FUS	995	100	2017	995	104,525
STR	77	10	2017	8	841
TOTALS	2,944			2,555	268,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,555	103.6800	108.86	278,137	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2019 Heated Area: 2261 HX Base Yr 2019



65054 RIVER GLEN PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,402
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		322,402
SOH/AGL Deduction		84,358
ASSESSED VALUE		238,044
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,633
TOTAL JUST VALUE		322,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002504	CO ISSUED	0	03/27/2017
B1633461	NEW CONSTR	276,990	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2194/0808	4/27/2018	WD	Q	I	01	245,000
GRANTOR: WHEELER MICHAEL C & T						
GRANTEE: GUNTHER RONNIE L &						
2111/1067	3/31/2017	SW	Q	I	01	223,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WHEELER MICHAEL C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W26 FOP=[YR=2017] N10 W12 S10 E12$ W12 S26 FGR=[YR=2017] S22 E20 N2 FOP=[YR=2017] E12 N6 W12 S6$ N18 W13 N2 W7$ E7 S2 E13 S12 E18 N40 $ PTR=E20 FUS=[YR=2017] E38 S17 STR=[YR=2017] S7 W11 N7 E11$ W11 S7 W7 S8 W20 N32$ W20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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