LOT 13
IN OR 2111/1373
PT OR 2058/1620

SHIFFER JAMES L
65058 RIVER GLEN PKWY
YULEE, FL 32097

2026

11-2N-26-1830-0013-0000

BUILDING CHARACTERISTICS

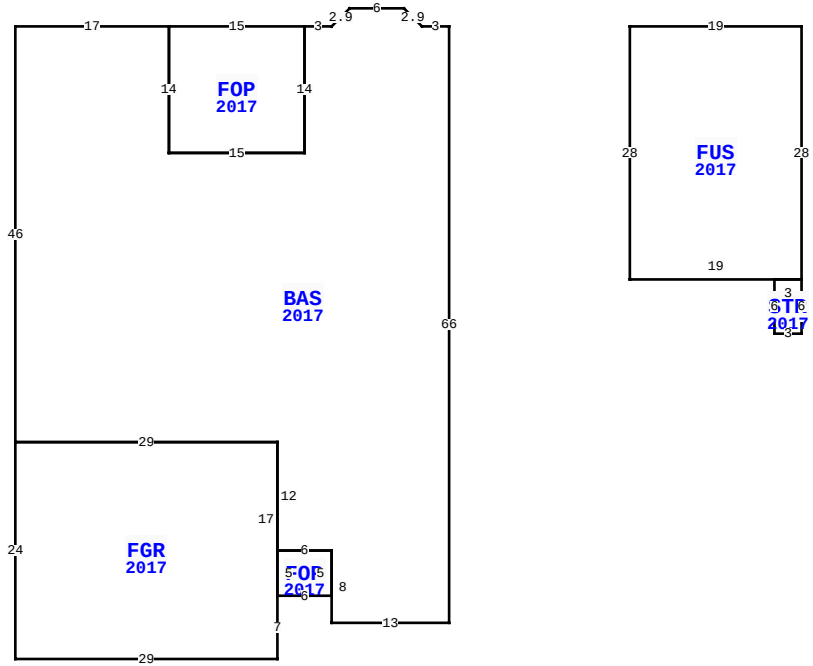
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,346	100	2017	2,346	250,620
FGR	696	55	2017	383	40,915
FOP	30	30	2017	9	962
FOP	210	30	2017	63	6,731
FUS	532	100	2017	532	56,833
STR	18	10	2017	2	214
TOTALS	3,832			3,335	356,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,335	105.9840	111.28	371,119	2017	2017	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2018 Heated Area: 2878 HX Base Yr 2018



65058 RIVER GLEN PKWY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		356,274
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		410,274
SOH/AGL Deduction		140,217
ASSESSED VALUE		270,057
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		213,646
TOTAL JUST VALUE		410,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002358	CO ISSUED	0	03/22/2017
B1632835	NEW CONSTR	354,661	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2111/1373	3/30/2017	SW	Q	I	01	245,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SHIFFER JAMES L						
2058/1620	7/15/2016	SW	U	V	30	344,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W3 L2 U2 W6 L2 D2 W3 FOP=[YR=2017] W15 S14 E15 N14$ S14 W15 N14 W17 S46 FGR=[YR=2017] S24 E29 N7 FOP=[YR=2017] E6 N5 W6 S5$ N17 W29$ E29 S12 E6 S8 E13 N66 $ PTR=E20 FUS=[YR=2017] E19 S28 STR=[YR=2017] S6 W3 N6 E3$ W19 N28$ 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