LOT 66
RIVER GLEN #1 PB 7/263

DIXON JUSTIN OWEN & TARA LYNN
65087 RIVER GLEN PKWY
YULEE, FL 32097

2026

11-2N-26-1830-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

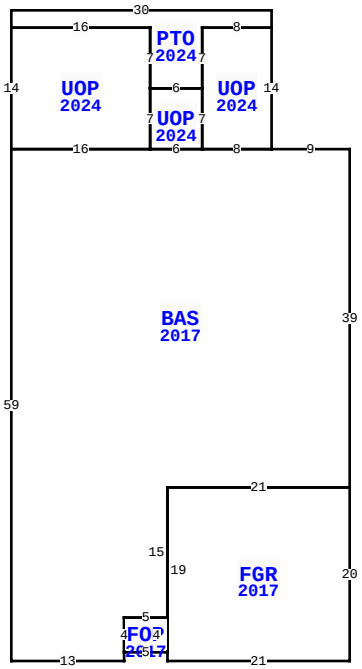
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,856	100	2017	1,856	204,572
FGR	420	55	2017	231	25,462
FOP	20	30	2017	6	661
PTO	102	5	2024	5	551
UOP	42	20	2024	8	882
UOP	112	20	2024	22	2,425
UOP	224	20	2024	45	4,960
TOTALS	2,776			2,173	239,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	108.7800	114.22	248,200	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2025 Heated Area: 1856 HX Base Yr 2025



65087 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		239,513
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		298,163
SOH/AGL Deduction		0
ASSESSED VALUE		298,163
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		246,752
TOTAL JUST VALUE		298,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003929	CO ISSUED	0	12/20/2017
17003929	NEW CONSTR	232,729	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/392	3/06/2024	WD	Q	I	01	384,900
GRANTOR: HENDERSON WAYNE & CHE						
GRANTEE: DIXON JUSTIN OWEN &						
2166/0312	12/21/2017	SW	Q	I	01	186,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HENDERSON WAYNE & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W9 W8 W6 W16 S59 E13 N1 N4 E5 N15 E21 N39 $
FGR=[YR=2017;ORIG=-21,58] S1 E21 N20 W21 S19 $
UOP=[YR=2024;ORIG=-23,0] W16 N14 E16 S7 S7 $
UOP=[YR=2024;ORIG=-17,0] E8 N14 W8 S7 S7 $
PTO=[YR=2024;ORIG=-39,-14] E16 S7 E6 N7 E8 N2 W30 S2 $
FOP=[YR=2017;ORIG=-26,58] E5 N4 W5 S4 $
UOP=[YR=2024;ORIG=-23,-7] E6 S7 W6 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
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2023	03	93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 4,650

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	000134	C	RES POND	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