LOT 71
IN OR 2167/1447
RIVER GLEN #1 PB 7/263

HORRELL MATTHEW A
65097 RIVER GLEN PKWY
YULEE, FL 32097

2026

11-2N-26-1830-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

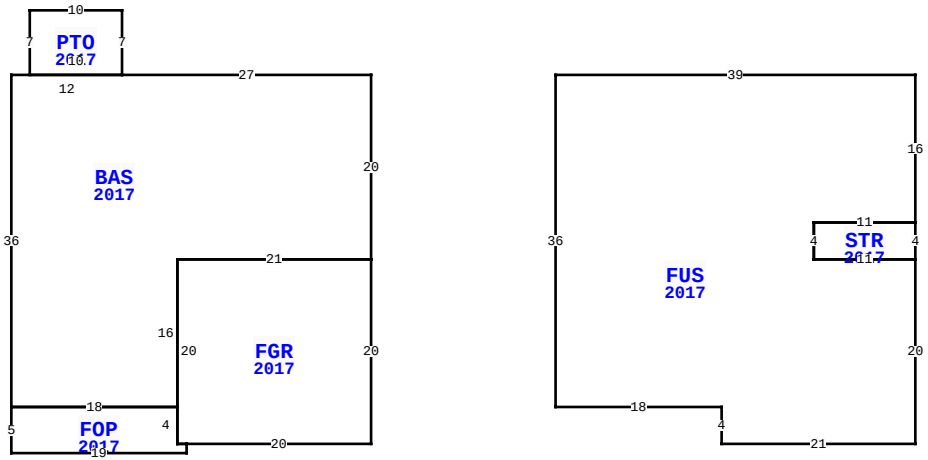
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	1,068	100	2017	1,068	113,234
FGR	420	55	2017	231	24,492
FOP	91	30	2017	27	2,862
FUS	1,444	100	2017	1,444	153,099
PTO	70	5	2017	4	424
STR	44	10	2017	4	424
TOTALS	3,137			2,778	294,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	104.6400	109.87	305,219	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2026 Heated Area: 2512 HX Base Yr 2026



65097 RIVER GLEN PKWY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,536
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		348,536
SOH/AGL Deduction		0
ASSESSED VALUE		348,536
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		297,125
TOTAL JUST VALUE		348,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004500	CO ISSUED	0	12/29/2017
17004500	NEW CONSTR	308,151	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/1447	12/29/2017	SW	Q	I	02	218,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HORRELL MATTHEW A						
2127/0186	6/15/2017	SW	U	V	30	129,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=20,0] E39 S16 W11 S4 E11 S20 W21 N4 W18 N36 $
BAS=[YR=2017;ORIG=0,0] W27 W12 S36 E18 N16 E21 N20 $
FGR=[YR=2017;ORIG=-20,40] E20 N20 W21 S20 E1 $
FOP=[YR=2017;ORIG=-39,36] S5 E19 N1 W1 N4 W18 $
PTO=[YR=2017;ORIG=-27,0] N7 W10 S7 E10 $
STR=[YR=2017;ORIG=59,16] W11 S4 E11 N4 $
PTR=[ORIG=0,0] E20 W20 $
.

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	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