LOT 1
RIVER GLEN PHASE 2 OR 2452/929

BROWN JEANNE MARIE REVOCABLE TRUST/BROWN JEANNE MA
65129 RIVER GLEN PKWY
YULEE, FL 32097

2026

13-2N-26-1832-0001-0000

BUILDING CHARACTERISTICS

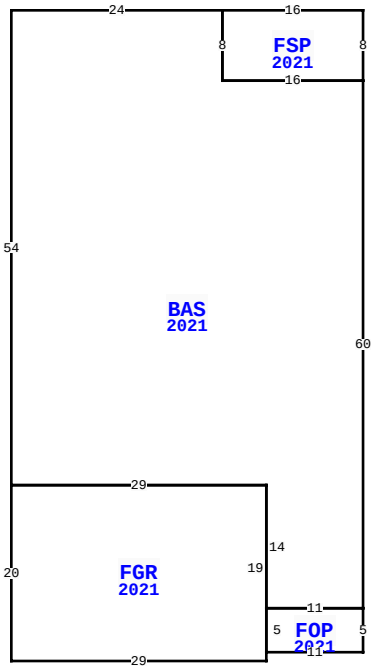
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,186	100	2021	2,186	251,559
FGR	580	55	2021	319	36,710
FOP	55	30	2021	16	1,841
FSP	128	40	2021	51	5,869
TOTALS	2,949			2,572	295,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,572	111.2640	116.83	300,487	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2024 Heated Area: 2186 HX Base Yr 2024



65129 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		295,980
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		349,980
SOH/AGL Deduction		116,752
ASSESSED VALUE		233,228
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,817
TOTAL JUST VALUE		349,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015919		1,800	12/13/2023
21003848	CO ISSUED	0	09/14/2021
21004159	NEW CONSTR	313,660	04/06/2021
210002416	FINAL CO'D - SINC	313,660	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2832/355	12/01/2025	QC	U	I	11	100
GRANTOR: BROWN JEANNE MARIE						
GRANTEE: BROWN JEANNE MARIE						
2686/1417	12/21/2023	SW	Q	I	01	386,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BROWN JEANNE MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-16,0] W24 S54 E29 S14 E11 N60 W16 N8 $
FGR=[YR=2021;ORIG=-40,54] S20 E29 N1 N19 W29 $
FSP=[YR=2021;ORIG=0,0] W16 S8 E16 N8 $
FOP=[YR=2021;ORIG=-11,73] E11 N5 W11 S5 $
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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 01/29/2024 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS