LOT 4
RIVER GLEN PH 4A OR 2466/344

HESTER CORY A & KRISTOL NICOLE
70313 WINDING RIVER DRIVE
YULEE, FL 32097

2026

13-2N-26-1832-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

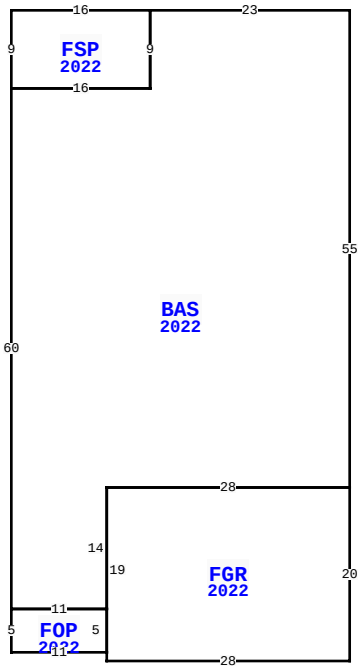
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,155	100	2022	2,155	241,294
FGR	560	55	2022	308	34,487
FOP	55	30	2022	16	1,792
FSP	144	40	2022	58	6,494
TOTALS	2,914			2,537	284,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,537	107.7120	113.10	286,935	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2155 HX Base Yr 2023



70313 WINDING RIVER DR, 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		284,066
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		338,066
SOH/AGL Deduction		35,543
ASSESSED VALUE		302,523
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,112
TOTAL JUST VALUE		338,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007284	CO ISSUED	0	03/25/2022
21007284	NEW CONSTR	313,660	06/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/1563	3/28/2022	SW	Q	I	01	376,700

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: HESTER CORY ALLEN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W23 FSP=[YR=2022] W16 S9 E16 N9$ S9 W16 S60 FOP=[YR=2022] S5 E11 FGR=[YR=2022] S1 E28 N20 W28 S19$ N5 W11$ E11 N14 E28 N55$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS