LOT 11
RIVER GLEN PH 4A OR 2466/344

REGENCIA LAILANI YSABEL
2693 COUNTRY CLUB BLVD
ORANGE PARK, FL 32073

2026

13-2N-26-1832-0011-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

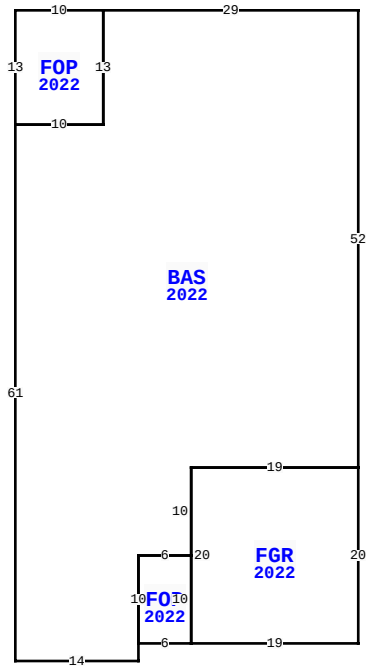
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2022	2,266	262,763
FGR	380	55	2022	209	24,235
FOP	60	30	2022	18	2,087
FOP	130	30	2022	39	4,522
TOTALS	2,836			2,532	293,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,532	111.5520	117.13	296,573	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2023 Heated Area: 2266 HX Base Yr



70369 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	293,607
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	347,607
SOH/AGL Deduction	0
ASSESSED VALUE	347,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,607
TOTAL JUST VALUE	347,607
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013274	CO ISSUED	0	09/06/2022
21013274	NEW CONSTR	322,111	09/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1100	9/08/2022	SW	Q	I	01	368,900

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: REGENCIA LEILANI YS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W29 FOP=[YR=2022] W10 S13 E10 N13$ S13 W10 S61 E14 N2 FOP=[YR=2022] E6 FGR=[YR=2022] E19 N20 W19 S20$ N10 W6 S10$ N10 E6 N10 E19 N52$.

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	0	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