LOT 21
RIVER GLEN PH 5A OR 2510/1956

TRAUTWEIN JAMES A & RENE G
70449 WINDING RIVER DR
YULEE, FL 32097

2026

13-2N-26-1832-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

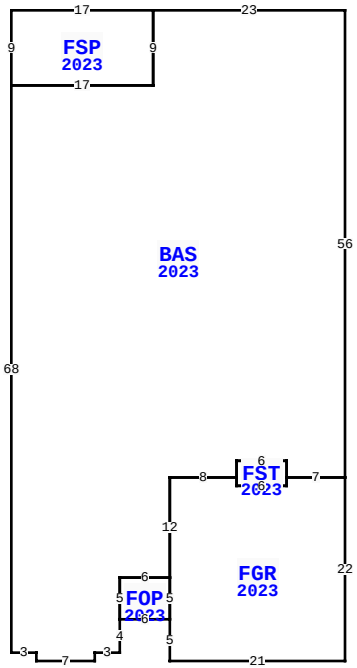
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,427	100	2023	2,427	281,138
FGR	456	55	2023	251	29,075
FOP	30	30	2023	9	1,043
FSP	153	40	2023	61	7,066
FST	18	55	2023	10	1,158
TOTALS	3,084			2,758	319,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,758	110.8800	116.42	321,086	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2026 Heated Area: 2427 HX Base Yr 2026



70449 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		319,481
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		373,481
SOH/AGL Deduction		0
ASSESSED VALUE		373,481
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		322,070
TOTAL JUST VALUE		373,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1017971	CO ISSUED	0	02/01/2023
21017971	NEW CONSTR	395,120	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/0329	2/03/2023	SW	Q	I	01	395,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: TRAUTWEIN JAMES A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,0] E23 S56 W7 N2 W6 S2 W8 S12 W6 S5 S4 W3 S1 W7 N1 W3 N68 E17 N9 $
FSP=[YR=2023;ORIG=30,9] N9 W17 S9 E17 $
FST=[YR=2023;ORIG=40,54] E6 S2 S1 W6 N1 N2 $
FOP=[YR=2023;ORIG=26,68] E6 S5 W6 N5 $
FGR=[YR=2023;ORIG=32,56] E8 S1 E6 N1 E7 S22 W21 N5 N5 N12 $
.

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 05/17/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS