LOT 24
RIVER GLEN PH 5A OR 2510/1956

DOUGLASS JEFFREY/DOUGLASS DEBORAH
70473 WINDING RIVER DR
YULEE, FL 32097

2026

13-2N-26-1832-0024-0000

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 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		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

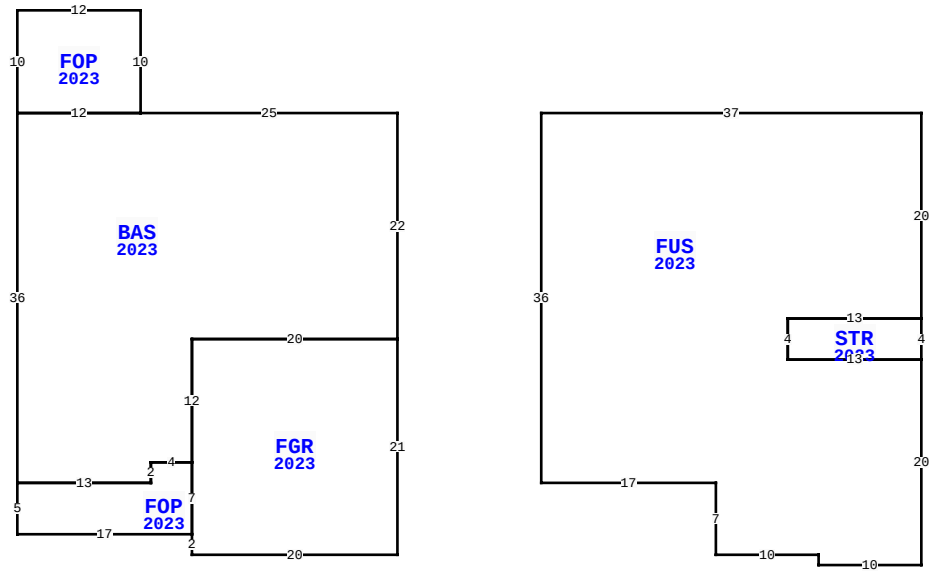
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	2023	1,044	123,033
FGR	420	55	2023	231	27,223
FOP	93	30	2023	28	3,299
FOP	120	30	2023	36	4,243
FUS	1,430	100	2023	1,430	168,522
STR	52	10	2023	5	589
TOTALS	3,159			2,774	326,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,774	112.8000	118.44	328,553	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2474 HX Base Yr 2024



70473 WINDING RIVER DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,910
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		380,910
SOH/AGL Deduction		4,228
ASSESSED VALUE		376,682
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		320,271
TOTAL JUST VALUE		380,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013389	CO ISSUED	0	03/01/2023
22001066	NEW CONSTR	400,595	01/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/0525	3/30/2023	SW	Q	I	01	419,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: DOUGLASS JEFFREY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,10] E12 E25 S22 W20 S12 W4 S2 W13 N36 $
FOP=[YR=2023;ORIG=33,46] W13 S5 E17 N7 W4 S2 $
FGR=[YR=2023;ORIG=57,32] S21 W20 N2 N7 N12 E20 $
FOP=[YR=2023;ORIG=20,10] E12 N10 W12 S10 $
FUS=[YR=2023;ORIG=71,10] S36 E17 S7 E10 S1 E10 N20 W13 N4 E13 N20 W37 $
STR=[YR=2023;ORIG=95,30] E13 S4 W13 N4 $
.

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 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