LOT 28
RIVER GLEN PH 5A OR 2510/1956

CONAWAY TYLER & LAUREN
70505 WINDING RIVER DR
YULEE, FL 32097

2026

13-2N-26-1832-0028-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

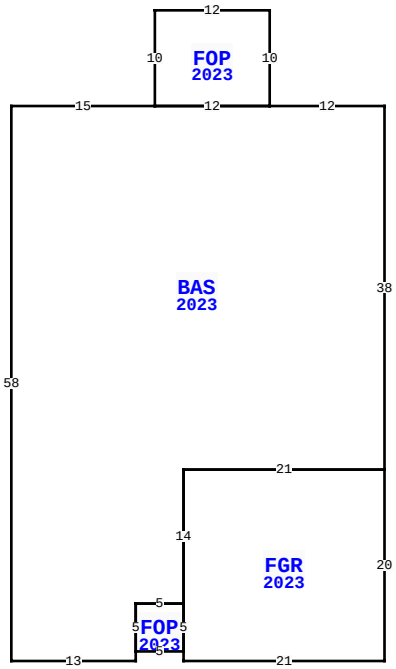
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	2023	1,812	214,279
FGR	420	55	2023	231	27,317
FOP	25	30	2023	8	946
FOP	120	30	2023	36	4,258
TOTALS	2,377			2,087	246,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,087	113.1900	118.85	248,040	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2024 Heated Area: 1812 HX Base Yr



70505 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	246,800
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	300,800
SOH/AGL Deduction	0
ASSESSED VALUE	300,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,800
TOTAL JUST VALUE	300,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001196	CO ISSUED	0	03/01/2023
22003068	NEW CONSTR	302,686	02/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/0947	3/24/2023	SW	Q	I	01	337,600

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: CONAWAY TYLER & LAU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,-40] W15 S58 E13 N1 N5 E5 N14 E21 N38 W12 W12 $
FGR=[YR=2023;ORIG=39,-2] S20 W21 N1 N5 N14 E21 $
FOP=[YR=2023;ORIG=15,-40] E12 N10 W12 S10 $
FOP=[YR=2023;ORIG=13,12] E5 S5 W5 N5 $
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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	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 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