LOT 29
RIVER GLEN PH 5A OR 2510/1956

DOYLE AMRON K & SHADE-ARE
70513 WINDING RIVER DR
YULEE, FL 32097

2026

13-2N-26-1832-0029-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

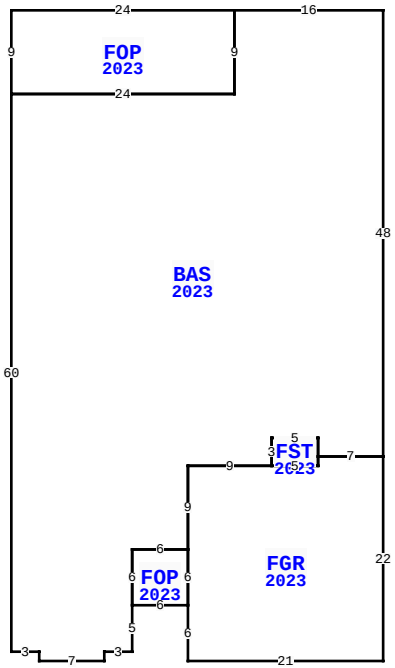
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2023	2,043	245,784
FGR	448	55	2023	246	29,595
FOP	36	30	2023	11	1,323
FOP	216	30	2023	65	7,820
FST	15	55	2023	8	962
TOTALS	2,758			2,373	285,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	115.1500	120.91	286,919	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2043 HX Base Yr 2024



70513 WINDING RIVER DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,484
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		339,484
SOH/AGL Deduction		0
ASSESSED VALUE		339,484
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		288,073
TOTAL JUST VALUE		339,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013511	CO ISSUED	0	03/01/2023
22001088	NEW CONSTR	338,487	01/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1071	4/07/2023	SW	Q	I	01	357,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: DOYLE AMRON K & SHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] E16 S48 W7 N2 W5 S3 W9 S9 W6 S6 S5 W3 S1 W7 N1 W3 N60 E24 N9 $
FOP=[YR=2023;ORIG=60,9] W24 N9 E24 S9 $
FOP=[YR=2023;ORIG=49,58] E6 S6 W6 N6 $
FST=[YR=2023;ORIG=69,49] N1 N2 W5 S3 E5 $
FGR=[YR=2023;ORIG=76,48] S22 W21 N6 N6 N9 E9 E5 N1 E7 $
.

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