LOT 73
RIVER GLEN PHASE 5B OR 2574/93

GRANT DONAT & CECILLE FAMILY TRUST/GRANT DONAT TRU
70617 TURTLE CREEK CT
YULEE, FL 32097

2026

13-2N-26-1832-0073-0000

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

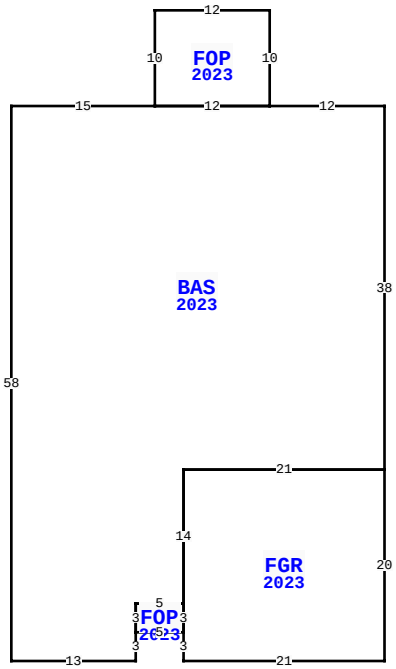
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

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	15	30	2023	4	473
FOP	120	30	2023	36	4,258
TOTALS	2,367			2,083	246,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,083	113.1900	118.85	247,565	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 1812 HX Base Yr 2024



70617 TURTLE CREEK CT, 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		246,327
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		300,327
SOH/AGL Deduction		1,511
ASSESSED VALUE		298,816
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		247,405
TOTAL JUST VALUE		300,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05864	CO		10/25/2023
B2305864	SFR	333,404	05/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2870/1680	5/21/2026	WD	U	I	11	100
GRANTOR: GRANT DONAT & CECILLE						
GRANTEE: GRANT DONAT & CECIL						
2676/566	10/26/2023	SW	Q	I	02	331,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GRANT DONAT & CECIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,0] E15 E12 E12 S38 W21 S14 W5 S3 S3 W13 N58 $
FGR=[YR=2023;ORIG=39,38] S20 W21 N3 N3 N14 E21 $
FOP=[YR=2023;ORIG=15,0] E12 N10 W12 S10 $
FOP=[YR=2023;ORIG=13,52] E5 S3 W5 N3 $
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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 10/10/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS