LOT 74
RIVER GLEN PHASE 5B OR 2574/93

MARQUEZ REBECCA JEAN & NOAH JOSEPH
70625 TURTLE CREEK CT
YULEE, FL 32097

2026

13-2N-26-1832-0074-0000

BUILDING CHARACTERISTICS

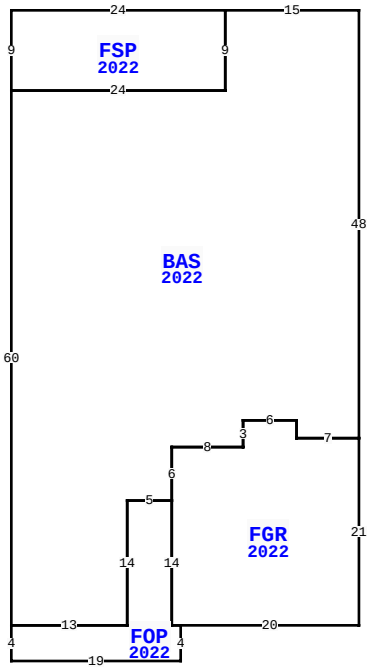
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,960	100	2022	1,960	229,772
FGR	445	55	2022	245	28,722
FOP	146	30	2022	44	5,158
FSP	216	40	2022	86	10,082
TOTALS	2,767			2,335	273,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,335	112.2100	117.82	275,110	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2024 Heated Area: 1960 HX Base Yr



70625 TURTLE CREEK CT, 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	273,734
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	327,734
SOH/AGL Deduction	0
ASSESSED VALUE	327,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,734
TOTAL JUST VALUE	327,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05858	CO		10/18/2023
B2305858	SFR	374,144	05/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2676/1596	10/27/2023	SW	Q	I	01	365,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: MARQUEZ REBECCA JEA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-1,0] W15 S9 W24 S60 E13 N14 E5 N6 E8 N3 E6 S2 E7 N48 $
FGR=[YR=2022;ORIG=-22,55] S14 E1 E20 N21 W7 N2 W6 S3 W8 S6 $
FSP=[YR=2022;ORIG=-16,0] W24 S9 E24 N9 $
FOP=[YR=2022;ORIG=-40,73] E19 N4 W1 N14 W5 S14 W13 S4 $
.

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	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 12/14/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS