LOT 76
RIVER GLEN PHASE 5B OR 2574/93

NISHIOKU RANDALL K & TREENA D
70641 TURTLE CREEK CT
YULEE, FL 32097

2026

13-2N-26-1832-0076-0000

BUILDING CHARACTERISTICS

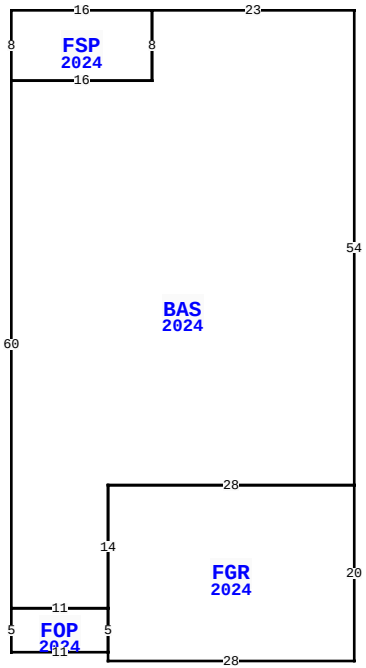
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,132	100	2024	2,132	242,702
FGR	560	55	2024	308	35,062
FOP	55	30	2024	16	1,822
FSP	128	40	2024	51	5,806
TOTALS	2,875			2,507	285,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	108.9600	114.41	286,826	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2132 HX Base Yr 2024



70641 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		285,392
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		339,392
SOH/AGL Deduction		2,147
ASSESSED VALUE		337,245
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		285,834
TOTAL JUST VALUE		339,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-03887	CO		10/25/2023
23003887	NEW CONSTR	402,521	03/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/1299	10/27/2023	SW	Q	I	01	389,600

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: NISHIOKU RANDALL K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-23,0] E23 S54 W28 S14 W11 N60 E16 N8 $
FGR=[YR=2024;ORIG=0,54] S20 W28 N1 N5 N14 E28 $
FSP=[YR=2024;ORIG=-39,0] E16 S8 W16 N8 $
FOP=[YR=2024;ORIG=-28,73] W11 N5 E11 S5 $
.

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 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