LOT 77
RIVER GLEN PHASE 5B OR 2574/93

PALM TYLER & JESSICA
70649 TURTLE CREEK CT
YULEE, FL 32097

2026

13-2N-26-1832-0077-0000

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		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

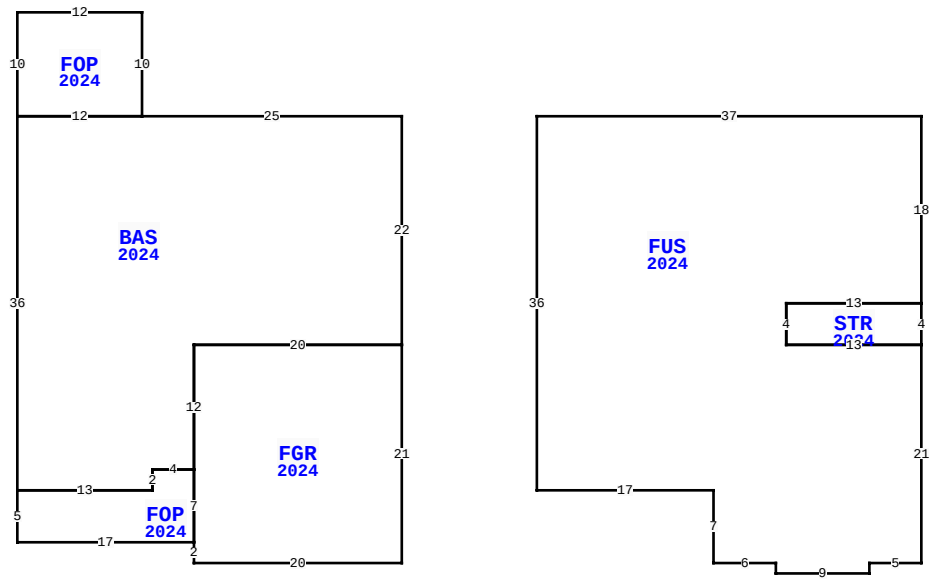
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	2024	1,044	123,033
FGR	420	55	2024	231	27,223
FOP	93	30	2024	28	3,299
FOP	120	30	2024	36	4,243
FUS	1,429	100	2024	1,429	168,405
STR	52	10	2024	5	589
TOTALS	3,158			2,773	326,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	112.8000	118.44	328,434	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2473 HX Base Yr 2024



70649 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		326,792
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		380,792
SOH/AGL Deduction		123,484
ASSESSED VALUE		257,308
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,897
TOTAL JUST VALUE		380,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04244	CO		11/09/2023
23004244	NEW CONSTR	451,455	03/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1296	11/27/2023	SW	Q	I	02	430,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: PALM TYLER & JESSIC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=97,0] W37 S36 E17 S7 E6 S1 E9 N1 E5 N21 W13 N4 E13 N18 $
BAS=[YR=2024;ORIG=47,0] W25 W12 S36 E13 N2 E4 N12 E20 N22 $
FGR=[YR=2024;ORIG=27,22] E20 S21 W20 N2 N7 N12 $
FOP=[YR=2024;ORIG=10,0] E12 N10 W12 S10 $
FOP=[YR=2024;ORIG=10,36] S5 E17 N7 W4 S2 W13 $
STR=[YR=2024;ORIG=97,18] W13 S4 E13 N4 $
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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 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