LOT 79
RIVER GLEN PHASE 5B OR 2574/93

**MIKOLITCH BRIAN & KRISTI**
70662 TURTLE CREEK CT
YULEE, FL 32097

**2026**

**13-2N-26-1832-0079-0000**

## 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 |

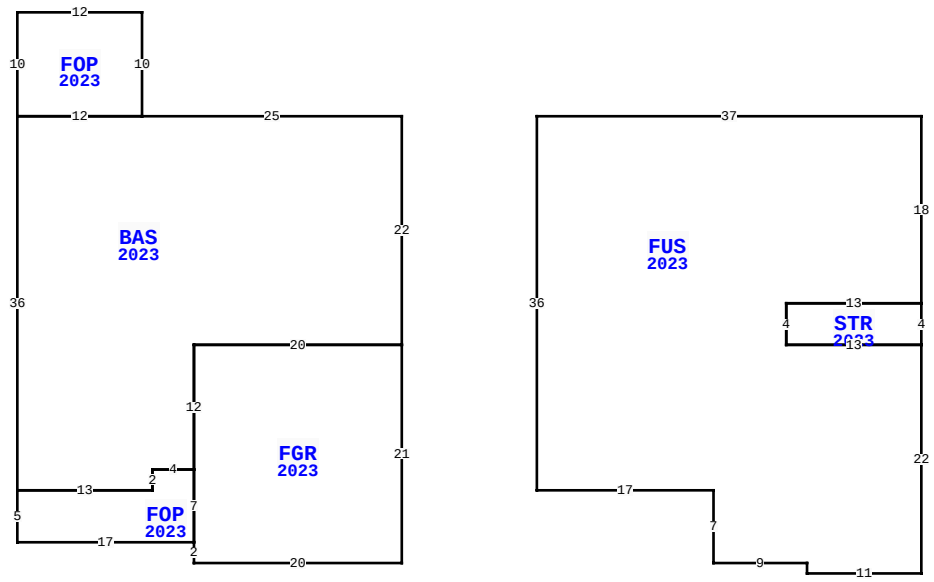
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,044 | 100 | 2023 | 1,044 | 123,033 |
| FGR | 420 | 55 | 2023 | 231 | 27,223 |
| FOP | 93 | 30 | 2023 | 28 | 3,299 |
| FOP | 120 | 30 | 2023 | 36 | 4,243 |
| FUS | 1,431 | 100 | 2023 | 1,431 | 168,641 |
| STR | 52 | 10 | 2023 | 5 | 589 |
| TOTALS | 3,160 | | | 2,775 | 327,028 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,775 | 112.8000 | 118.44 | 328,671 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM 0% - 2024 Heated Area: 2475 HX Base Yr




70662 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 | 327,028 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 54,000 |
| TOTAL MARKET VALUE | 381,028 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 381,028 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 381,028 |
| TOTAL JUST VALUE | 381,028 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 371,514 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23-4249 | CO | | 10/18/2023 |
| 23004249 | NEW CONSTR | 451,455 | 03/31/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2676/549 | 10/25/2023 | SW | Q | I | 01 | 424,000 |

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MIKOLITCH BRIAN & K

## BUILDING NOTES

## BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=97,0] W37 S36 E17 S7 E9 S1 E11 N22 W13 N4 E13 N18 $
BAS=[YR=2023;ORIG=47,0] W25 W12 S36 E13 N2 E4 N12 E20 N22 $
FGR=[YR=2023;ORIG=27,22] E20 S21 W20 N2 N7 N12 $
FOP=[YR=2023;ORIG=10,0] E12 N10 W12 S10 $
FOP=[YR=2023;ORIG=10,36] S5 E17 N7 W4 S2 W13 $
STR=[YR=2023;ORIG=97,18] W13 S4 E13 N4 $
.

## 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 | 000134 | C | RES POND | 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