LOT 81
RIVER GLEN PHASE 5B OR 2574/93

COLLINS HEATHER M
70646 TURTLE CREEK CT
YULEE, FL 32097

2026

13-2N-26-1832-0081-0000

BUILDING CHARACTERISTICS

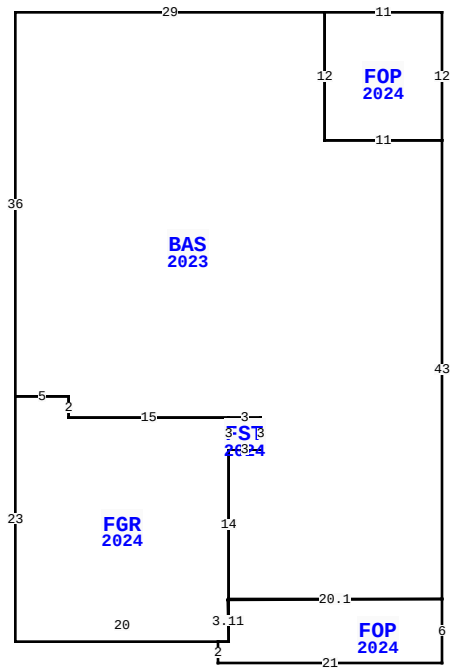
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,709	100	2023	1,709	202,099
FGR	430	55	2024	236	27,909
FOP	121	30	2024	36	4,258
FOP	132	30	2024	40	4,730
FST	9	55	2024	5	591
TOTALS	2,401			2,026	239,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,026	113.1900	118.85	240,790	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 1709 HX Base Yr 2024



70646 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		239,586
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		293,586
SOH/AGL Deduction		50,214
ASSESSED VALUE		243,372
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,961
TOTAL JUST VALUE		293,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-5865	CO		10/27/2023
B2305865	SFR	321,193	05/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1789	11/15/2023	SW	Q	I	01	333,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: COLLINS HEATHER M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-60,-20] E29 S12 E11 S43 W20 N14 E3 N3 W3 W15 N2 W5 N36 $
FGR=[YR=2024;ORIG=-60,16] E5 S2 E15 S3 S14 S4 W20 N23 $
FOP=[YR=2024;ORIG=-31,-20] E11 S12 W11 N12 $
FOP=[YR=2024;ORIG=-41,39] E1 U3.11L0.1 U0.1R20.1 S6 W21 N2 $
FST=[YR=2024;ORIG=-40,18] E3 S3 W3 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	000134	C	RES POND	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