LOT 85
RIVER GLEN PHASE 5B OR 2574/93

MONTGOMERY EVAN MICHAEL & ASHLEY NICOLE
70614 TURTLE CREEK CT
YULEE, FL 32097

2026

13-2N-26-1832-0085-0000

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

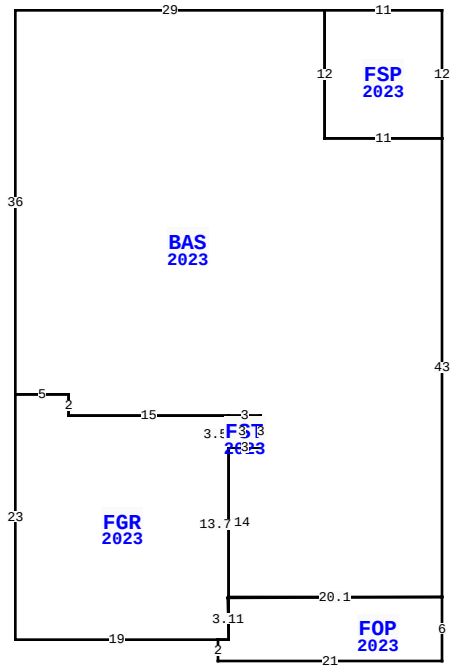
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

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	2023	236	27,909
FOP	121	30	2023	36	4,258
FSP	132	40	2023	53	6,268
FST	9	55	2023	5	591
TOTALS	2,401			2,039	241,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	113.1900	118.85	242,335	2023	2023	0	0	0	0.50	99.50

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



70614 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		241,123
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		295,123
SOH/AGL Deduction		1,395
ASSESSED VALUE		293,728
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,317
TOTAL JUST VALUE		295,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02605	CO		11/02/2023
B2302605	NEW CONSTR	321,193	02/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/690	11/30/2023	SW	Q	I	01	334,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: OMNTGOMERY EVAN MIC

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=2023;ORIG=-60,16] E5 S2 E15 D3.5L0 D13.7R0 S4 W1 W19 N23 $
FSP=[YR=2023;ORIG=-31,-20] E11 S12 W11 N12 $
FOP=[YR=2023;ORIG=-41,39] E1 U3.11L0.1 U0.1R20.1 S6 W21 N2 $
FST=[YR=2023;ORIG=-40,18] E3 S3 W3 N3 $
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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 12/15/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS