

RETTIG DANIEL R JR
65578 BOWFIN SPRING CT
YULEE, FL 32097

13-2N-26-1832-0156-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

HARDIE BRD 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type

030511140304

COMP SHNGL 100 DRYWALL 100 CLAY TILE 50 CARPET 50 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

4 100
4 100
02

WOOD FRAME 100

Stories Units

2.

2. 100
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

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

05/18/2023

BY

KW

Total Acres:

0.00

Total Land Value:

54,000

Market:

0

Agricultural:

0

Common:

54,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PNTS

REPL. COST NEW

AYBEYB

ECONFNCT

NORM% COND

01012,775112.8000118.44328,671202320230000.5099.50

HEATED AREA

2475

HX Base Yr

2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/09/2026MLU

65578 BOWFIN SPRING CT, YULEE

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

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

HX HB VX56,411

BASE TAXABLE VALUE

324,617

TOTAL JUST VALUE

381,028

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

380,197

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2837/892

12/05/2025

QC

U

I

11

100

GRANTOR: CUNNINGHAM DEZIRAE

GRANTEE: RETTIG DANIEL R JR

2622/1799

2/28/2023

SW

Q

I

01

409,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: RETTIG DANIEL JR &

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=10,0] E37 S36 W17 S7 W9 S1 W11 N22 E13 N4 W13 N18 \$

BAS=[YR=2023;ORIG=60,0] E25 E12 S36 W13 N2 W4 N12 W20 N22 \$

FGR=[YR=2023;ORIG=80,22] W20 S21 E20 N2 N7 N12 \$

FOP=[YR=2023;ORIG=97,0] W12 N10 E12 S10 \$

FOP=[YR=2023;ORIG=97,36] S5 W17 N7 E4 S2 E13 \$

STR=[YR=2023;ORIG=10,18] E13 S4 W13 N4 \$

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