LOT 157
RIVER GLEN PH 5A OR 2510/1956

BOOTH AUTUMN & CAMERON
65570 BOWFIN SPRING CT
YULEE, FL 32097

2026

13-2N-26-1832-0157-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

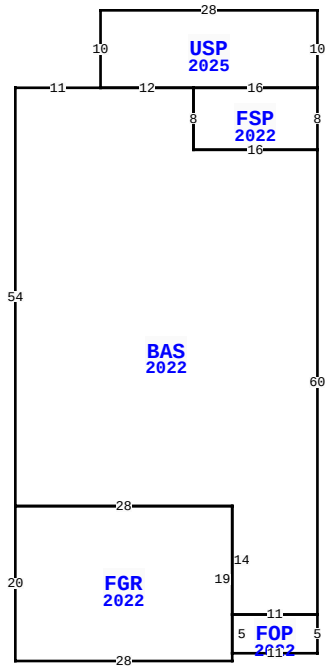
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2022	2,132	241,483
FGR	560	55	2022	308	34,886
FOP	55	30	2022	16	1,813
FSP	128	40	2022	51	5,777
USP	280	30	2025	84	9,514
TOTALS	3,155			2,591	293,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,591	108.9600	114.41	296,436	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2026 Heated Area: 2132 HX Base Yr



65570 BOWFIN SPRING 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	293,472
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	347,472
SOH/AGL Deduction	0
ASSESSED VALUE	347,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,472
TOTAL JUST VALUE	347,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000884	(28X10) USP	8,988	01/24/2024
21017974	CO ISSUED	0	12/20/2022
21017974	NEW CONSTR	357,355	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2842/275	1/20/2026	WD	Q	I	01	439,900
GRANTOR: CARTER LIVING TRUST						
GRANTEE: BOOTH AUTUMN & CAME						
2727/433	7/19/2024	SW	U	I	11	100
GRANTOR: CARTER CARLTON & COUR						
GRANTEE: CARTER LICING TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-16,0] W12 W11 S54 E28 S14 E11 N60 W16 N8 $
FGR=[YR=2022;ORIG=-39,54] S20 E28 N1 N19 W28 $
FSP=[YR=2022;ORIG=0,0] W16 S8 E16 N8 $
FOP=[YR=2022;ORIG=-11,73] E11 N5 W11 S5 $
USP=[YR=2025;ORIG=-28,0] E12 E16 N10 W28 S10 $
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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	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 06/05/2024 BY TW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS