LOT 174
RIVER GLEN PH 4A OR 2466/344

REIF GERALD L & JEAN M
70348 WINDING RIVER DR
YULEE, FL 32097

2026

13-2N-26-1832-0174-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

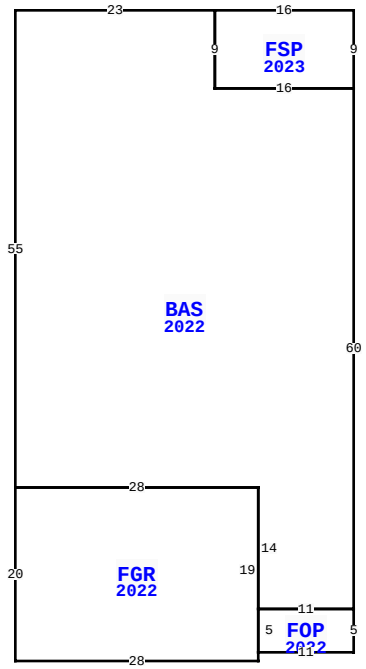
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,155	100	2022	2,155	241,294
FGR	560	55	2022	308	34,487
FOP	55	30	2022	16	1,792
FSP	144	40	2023	58	6,494
TOTALS	2,914			2,537	284,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,537	107.7120	113.10	286,935	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2155 HX Base Yr 2023



70348 WINDING RIVER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,066
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		338,066
SOH/AGL Deduction		0
ASSESSED VALUE		338,066
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		286,655
TOTAL JUST VALUE		338,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210519	XFOB	19,540	12/01/2022
21008908	CO ISSUED	0	09/07/2022
21008908	NEW CONSTR	313,660	07/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2590/0602	9/08/2022	SW	Q	I	02	370,200

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: REIF GERALD L & JEA

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2023] W16 BAS=[YR=2022] W23 S55 FGR=[YR=2022] S20 E28 N1 FOP=[YR=2022] E11 N5 W11 S5$ N19 W28$ E28 S14 E11 N60 W16 N9$ S9 E16 N9$.

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS