LOT 192
RIVER GLEN PH 4B OR 2504/1857

CAVALLARO NICHOLAS K & ANDREA LYNN
65367 RIVER GLEN PKWY
YULEE, FL 32097

**2026**

**13-2N-26-1832-0192-0000**

## BUILDING CHARACTERISTICS

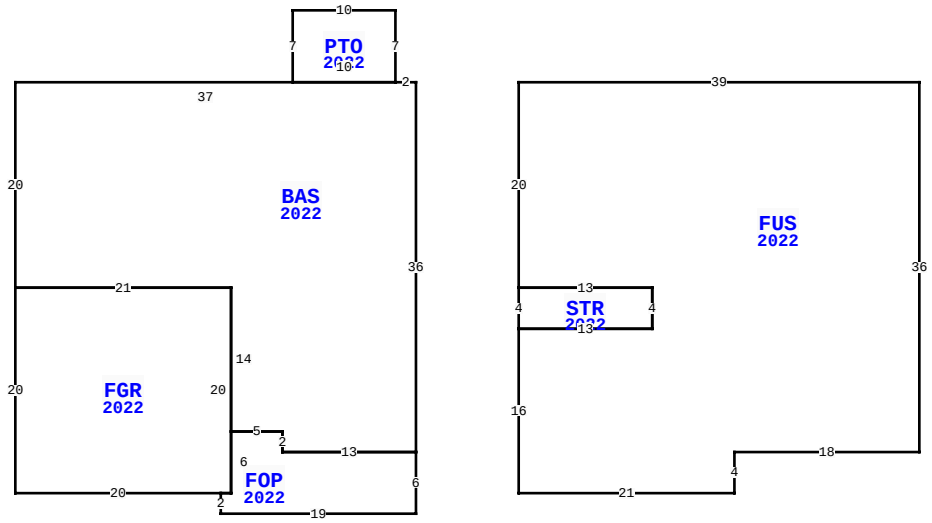
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,058 | 100 | 2022 | 1,058 | 116,138 |
| FGR | 420 | 55 | 2022 | 231 | 25,357 |
| FOP | 120 | 30 | 2022 | 36 | 3,952 |
| FUS | 1,436 | 100 | 2022 | 1,436 | 157,632 |
| PTO | 70 | 5 | 2022 | 4 | 440 |
| STR | 52 | 10 | 2022 | 5 | 548 |
| TOTALS | 3,156 | | | 2,770 | 304,067 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,770 | 105.6000 | 110.88 | 307,138 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 2494 HX Base Yr 2023




65367 RIVER GLEN PKWY, 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 | | 304,067 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 358,067 |
| SOH/AGL Deduction | | 6,569 |
| ASSESSED VALUE | | 351,498 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 300,087 |
| TOTAL JUST VALUE | | 358,067 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 349,951 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2118088 | CO ISSUED | 0 | 12/06/2022 |
| 21018088 | NEW CONSTR | 400,406 | 12/30/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2607/1917 | 12/12/2022 | SW | Q | I | 01 | 370,000 |

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: CAVALLARO NICHOLAS

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W2 PTO=[YR=2022] N7 W10 S7 E10$ W37 S20 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S2 E19 N6 W13 N2 W5 S6 W1$ E1 N20 W21$ E21 S14 E5 S2 E13 N36$ PTR= E10 FUS=[YR=2022] E39 S36 W18 S4 W21 N16 STR=[YR=2022] N4 E13 S4 W13$ E13 N4 W13 N20$ W10$.

## 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 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