LOT 219
RIVER GLEN PH 4B OR 2504/1857

VICKERS MATTHEW J & TAYLOR ANN
65509 RIVER GLEN PKWY
YULEE, FL 32097

2026

13-2N-26-1832-0219-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

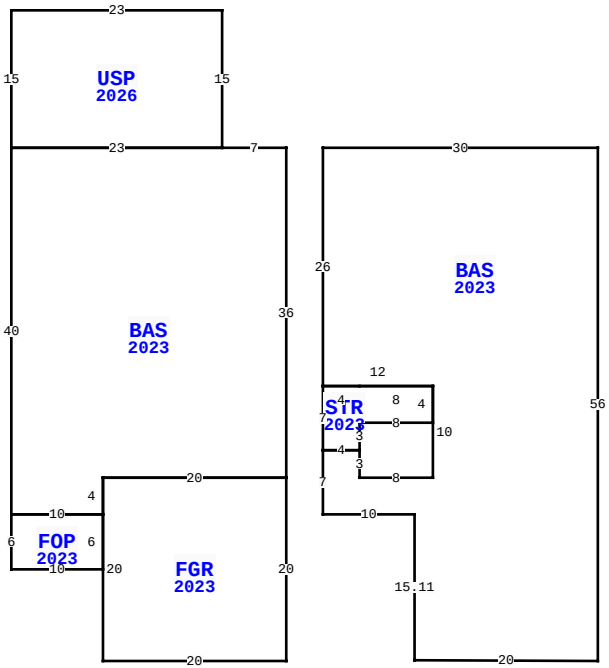
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2023	1,120	118,795
BAS	1,411	100	2023	1,411	149,661
FGR	400	55	2023	220	23,335
FOP	60	30	2023	18	1,909
STR	60	10	2023	6	637
USP	345	30	2026	104	11,031
TOTALS	3,396			2,879	305,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,879	101.5200	106.60	306,901	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2531 HX Base Yr 2024



65509 RIVER GLEN PKWY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,366
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		359,366
SOH/AGL Deduction		27,501
ASSESSED VALUE		331,865
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,454
TOTAL JUST VALUE		359,366
NCON VALUE		4,769
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250007507	CAT 1 SCREEN PORC	11,419	07/09/2025
22001331	CO ISSUED	0	03/01/2023
22003623	NEW CONSTR	395,685	03/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/0649	3/23/2023	SW	Q	I	01	346,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: VICKERS MATTHEW JON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-26,-20] E30 S56 U0.1L20 N15.11 W10 N7 E4 S3 E8 N10 W12 N26 $
BAS=[YR=2023;ORIG=-60,-20] E23 E7 S36 W20 S4 W10 N40 $
FGR=[YR=2023;ORIG=-50,16] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=-60,20] E10 S6 W10 N6 $
STR=[YR=2023;ORIG=-26,6] E4 E8 S4 W8 S3 W4 N7 $
USP=[YR=2026;ORIG=-60,-20] E23 N15 W23 S15 $
.

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