LOT 244
RIVER GLEN PH 4B OR 2504/1857

DONOSO SERGIO H & VIOLETA MARILUZ
70184 ROSEAPPLE CT
YULEE, FL 32097

2026

13-2N-26-1832-0244-0000

BUILDING CHARACTERISTICS

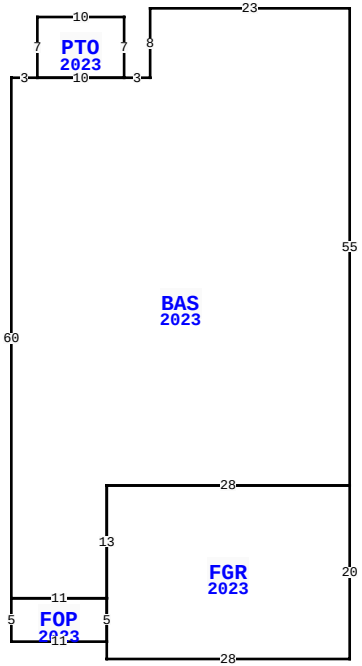
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	2,160	100	2023	2,160	233,962
FGR	560	55	2023	308	33,361
FOP	55	30	2023	16	1,733
PTO	70	5	2023	4	433
TOTALS	2,845			2,488	269,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	103.6800	108.86	270,844	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2160 HX Base Yr 2024



70184 ROSEAPPLE 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		269,490
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		323,490
SOH/AGL Deduction		25,775
ASSESSED VALUE		297,715
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		246,304
TOTAL JUST VALUE		323,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001164	CO ISSUED	0	02/13/2023
22001164	NEW CONSTR	355,529	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2621/0396	2/21/2023	SW	Q	I	01	346,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: DONOSO SERGIO H & V

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=61,0] W23 S8 W3 W10 W3 S60 E11 N13 E28 N55 $
PTO=[YR=2023;ORIG=35,8] W10 N7 E10 S7 $
FOP=[YR=2023;ORIG=22,68] E11 S5 W11 N5 $
FGR=[YR=2023;ORIG=61,55] W28 S13 S5 S2 E28 N20 $
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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	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 06/05/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS