LOT 256
RIVER GLEN PH 4B OR 2504/1857

BERCICH ANTON B
65362 RIVER GLEN PKWY
YULEE, FL 32097

2026

13-2N-26-1832-0256-0000

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	08	SHT VINYL 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

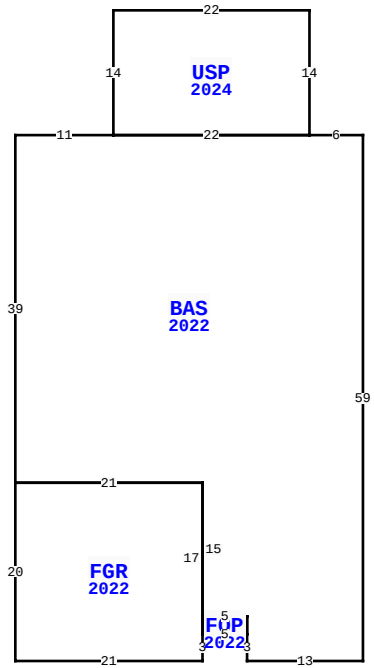
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2022	1,856	206,087
FGR	420	55	2022	231	25,650
FOP	10	30	2022	3	333
USP	308	30	2024	92	10,216
TOTALS	2,594			2,182	242,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	106.8200	112.16	244,733	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 1856 HX Base Yr 2024



65362 RIVER GLEN PKWY, 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		242,286
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		296,286
SOH/AGL Deduction		451
ASSESSED VALUE		295,835
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		239,424
TOTAL JUST VALUE		296,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2300322	ADDITION	10,237	01/09/2023
C2116304	CO ISSUED	0	11/04/2022
21016304	NEW CONSTR	303,734	11/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0055	11/09/2022	SW	Q	I	01	336,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: BERCICH ANTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-39,0] E11 E22 E6 S59 W13 N3 N2 W5 N15 W21 N39 $
FGR=[YR=2022;ORIG=-18,56] S3 W21 N20 E21 S17 $
USP=[YR=2024;ORIG=-28,0] N14 E22 S14 W22 $
FOP=[YR=2022;ORIG=-13,56] W5 N2 E5 S2 $
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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	000100	C	RES	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