LOT 286
RIVER GLEN PHASE 2 OR 2452/929

MORANO MICHAEL THOMAS/HAINES MAZIE TOSHIKO
65421 CRESTED HERON CT
YULEE, FL 32097

2026

13-2N-26-1832-0286-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

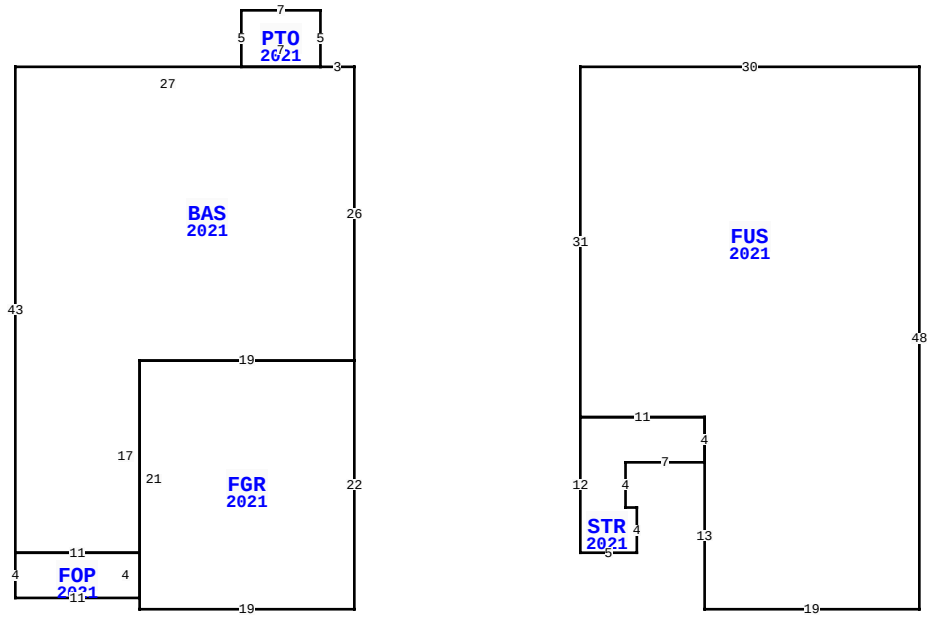
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	2021	967	104,650
FGR	418	55	2021	230	24,891
FOP	44	30	2021	13	1,407
FUS	1,253	100	2021	1,253	135,602
PTO	35	5	2021	2	217
STR	80	10	2021	8	866
TOTALS	2,797			2,473	267,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	104.6400	109.87	271,709	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2024 Heated Area: 2220 HX Base Yr 2024



65421 CRESTED HERON 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		267,633
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		321,633
SOH/AGL Deduction		928
ASSESSED VALUE		320,705
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		264,294
TOTAL JUST VALUE		321,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006551	CO ISSUED	0	12/17/2021
21006551	NEW CONSTR	311,545	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2678/527	11/01/2023	WD	Q	I	01	343,000
GRANTOR: ZERKEL REN J & KATELY						
GRANTEE: MORANO MICHAEL THOM						
2525/1236	12/28/2021	SW	Q	I	01	317,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ZERKEL REN J & KATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W3 PTO=[YR=2021] N5 W7 S5 E7 $ W27 S43
FOP=[YR=2021] S4 E11 FGR=[YR=2021] S1 E19 N22 W19 S21$ N4
W11$ E11 N17 E19 N26$ PTR=E20 FUS=[YR=2021] E30 S48 W19 N13
STR=[YR=2021] W7 S4 E1 S4 W5 N12 E11 S4$ N4 W11 N31$ W20$.

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	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 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