LOT 318
RIVER GLEN PHASE 2 OR 2452/929

DRUMMOND DANNY R & CAROLE PENLAND
65360 CLERWATER CT
YULEE, FL 32097

2026

13-2N-26-1832-0318-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

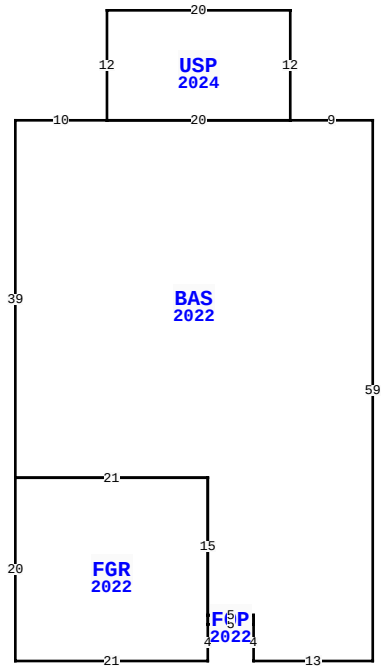
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

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	5	30	2022	2	222
USP	240	30	2024	72	7,995
TOTALS	2,521			2,161	239,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,161	106.8200	112.16	242,378	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1856 HX Base Yr 2023



65360 CLEARWATER 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		239,954
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		293,954
SOH/AGL Deduction		26,229
ASSESSED VALUE		267,725
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,314
TOTAL JUST VALUE		293,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-13202	REAR USP (12X20)	8,474	10/13/2023
21006543	CO ISSUED	0	05/09/2022
21009107	NEW CONSTR	266,727	07/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1904	5/12/2022	SW	Q	I	01	311,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: DRUMMON DANNY RICHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W9 W20 W10 S39 E21 S15 E5 S1 S4 E13 N59 $
FGR=[YR=2022;ORIG=-39,39] S20 E21 N4 N1 N15 W21 $
USP=[YR=2024;ORIG=-29,0] E20 N12 W20 S12 $
FOP=[YR=2022;ORIG=-18,55] E5 N1 W5 S1 $
.

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 12/13/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS