LOT 320
RIVER GLEN PHASE 2 OR 2452/929

HUDSON SFR PROPERTY HOLDINGS III LLC
65344 CLEARWATER CT
YULEE, FL 32097

2026

13-2N-26-1832-0320-0000

BUILDING CHARACTERISTICS

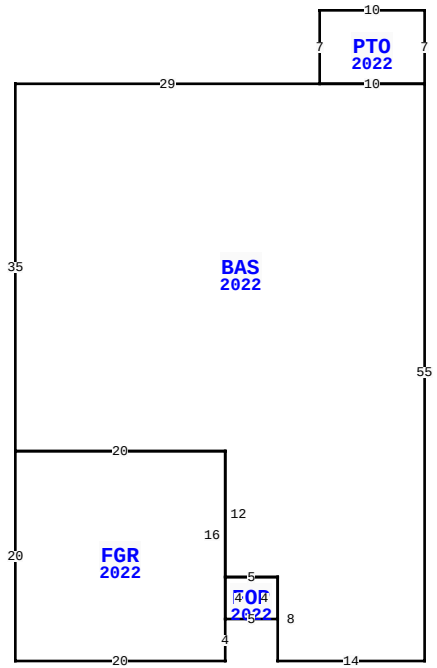
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,705	100	2022	1,705	191,059
FGR	400	55	2022	220	24,653
FOP	20	30	2022	6	672
PTO	70	5	2022	4	448
TOTALS	2,195			1,935	216,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	107.8000	113.19	219,023	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2023 Heated Area: 1705 HX Base Yr



65344 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	216,833
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	270,833
SOH/AGL Deduction	0
ASSESSED VALUE	270,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,833
TOTAL JUST VALUE	270,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009304	CO ISSUED	0	05/20/2022
21013068	NEW CONSTR	279,438	09/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1142	5/31/2022	SW	Q	I	01	302,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: HUDSON SFR PROPERTY

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W10 S7 BAS=[YR=2022] W29 S35 FGR=[YR=2022] S20 E20 N4 FOP=[YR=2022] E5 N4 W5 S4$ N16 W20$ E20 S12 E5 S8 E14 N55 W10$ E10 N7$.

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	0	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