LOT 355
RIVER GLEN PH 3 OR 2573/1965

LUNNEY THOMAS ALAN/SMITH-LUNNEY BARBARA E
65310 FOREST GLEN LN
YULEE, FL 32097

2026

13-2N-26-1832-0355-0000

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
Quality	03	Quality Level 03

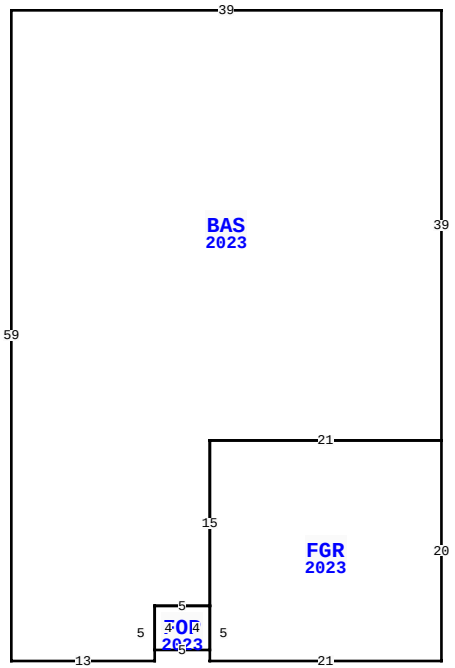
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2023	1,856	207,128
FGR	420	55	2023	231	25,779
FOP	20	30	2023	6	670
TOTALS	2,296			2,093	233,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	106.8200	112.16	234,751	2023	2023	0	0	0	0.50	99.50

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



65310 FOREST GLEN LN, 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		233,577
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		337,577
SOH/AGL Deduction		0
ASSESSED VALUE		337,577
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		281,166
TOTAL JUST VALUE		337,577
NCON VALUE		50,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012843	861-12*20 855-510	64,000	11/15/2024
C23-04715	CO		09/26/2023
B23-04715	SFR	342,222	04/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2671/145	9/28/2023	SW	Q	I	02	321,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: LUNNEY THOMAS ALAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,0] E39 S39 W21 S15 W5 S5 W13 N59 $
FGR=[YR=2023;ORIG=68,39] E21 S20 W21 N5 N15 $
FOP=[YR=2023;ORIG=63,54] E5 S4 W5 N4 $
.

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
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	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 11/20/2025 BY TW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS