LOT 365
RIVER GLEN PH 3 OR 2573/1965

**DULAY FRENZ PHILIP & AILEEN GRACE**
65255 FOREST GLEN LN
YULEE, FL 32097

**2026**

**13-2N-26-1832-0365-0000**

## BUILDING CHARACTERISTICS

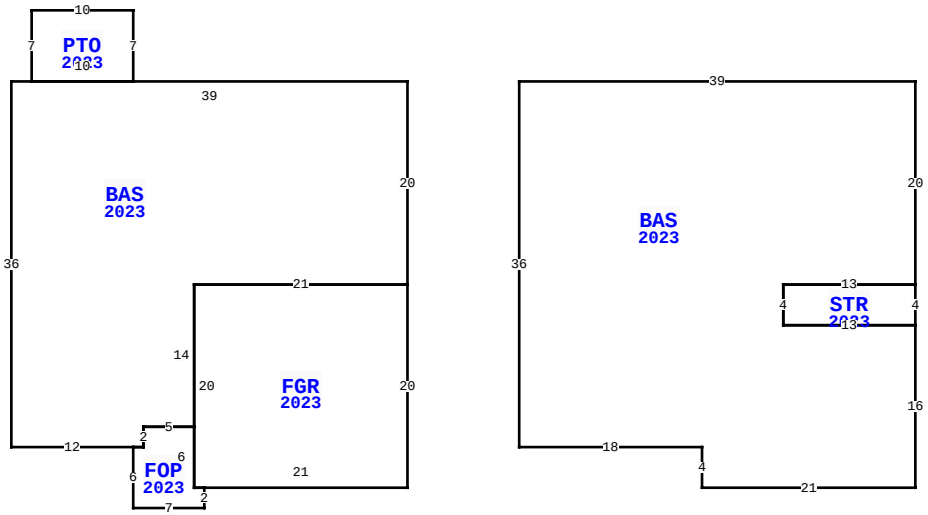
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | OO | OWNER OCC 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 | 1,058 | 100 | 2023 | 1,058 | 123,620 |
| BAS | 1,436 | 100 | 2023 | 1,436 | 167,786 |
| FGR | 420 | 55 | 2023 | 231 | 26,990 |
| FOP | 48 | 30 | 2023 | 14 | 1,636 |
| PTO | 70 | 5 | 2023 | 4 | 468 |
| STR | 52 | 10 | 2023 | 5 | 584 |
| TOTALS | 3,084 | | | 2,748 | 321,085 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,748 | 111.8400 | 117.43 | 322,698 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM 100% - 2024 Heated Area: 2494 HX Base Yr 2024




65255 FOREST GLEN LN, 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 | | 321,085 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 375,085 |
| SOH/AGL Deduction | | 28,471 |
| ASSESSED VALUE | | 346,614 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 295,203 |
| TOTAL JUST VALUE | | 375,085 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 365,997 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23-05559 | CO | | 10/27/2023 |
| B23-05559 | SFR | 450,333 | 04/28/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2676/1805 | 10/30/2023 | SW | Q | I | 01 | 376,000 |

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: DULAY FRENZ PHILIP

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] E39 S20 W13 S4 E13 S16 W21 N4 W18 N36 $
BAS=[YR=2023;ORIG=20,10] E39 S20 W21 S14 W5 S2 W1 W12 N36 $
FGR=[YR=2023;ORIG=38,30] E21 S20 W21 N20 $
FOP=[YR=2023;ORIG=32,46] E1 N2 E5 S6 E1 S2 W7 N6 $
PTO=[YR=2023;ORIG=22,3] E10 S7 W10 N7 $
STR=[YR=2023;ORIG=96,30] E13 S4 W13 N4 $
.

## 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 12/14/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS