

WILLIAMS BELINDA
65215 FOREST GLEN LN
YULEE, FL 32097

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		31	HARDIE BRD 100		0100	01	1,718	112.0000	117.60	202,037	2023	2023		0		0	0.50	99.50	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2024										Heated Area: 1488					HX Base Yr 2024					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		10 28 31 20 11 20 14 50 10 10 28 11 4 5 4 3 4 5 4 14 20 PTO 2023 BAS 2023 FGR 2023 FOP 2023 <td colspan="5">BUILDING MARKET VALUE</td> <td colspan="5">201,027</td>										BUILDING MARKET VALUE					201,027														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					0														
Interior Floo		08	SHT VINYL 50												TOTAL LAND VALUE - MARKET					54,000														
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE					255,027														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					116,654														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					138,373														
Bedrooms			4 100												TOTAL EXEMPTION VALUE					HX HB 51,411														
Bathrooms			2 100												BASE TAXABLE VALUE					86,962														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					255,027														
Stories		1.	1. 100												NCON VALUE					0														
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					251,508																								
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	1,488	100	2023	1,488	174,114																													
FGR	400	55	2023	220	25,743																													
FOP	20	30	2023	6	702																													
PTO	70	5	2023	4	468																													
TOTALS		1,978			1,718	201,027																												
EXTRA FEATURES						65215 FOREST GLEN LN, YULEE																												
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																		