LOT 378
RIVER GLEN PH 3 OR 2573/1965

PITTS-MCROY KAYLYN/MCROY CHARLES II
75827 WILDFLOWER CT
YULEE, FL 32097

2026

13-2N-26-1832-0378-0000

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

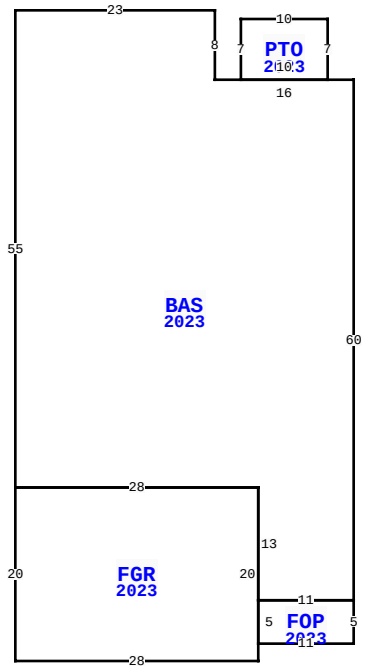
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2023	2,160	231,813
FGR	560	55	2023	308	33,055
FOP	55	30	2023	16	1,717
PTO	70	5	2023	4	429
TOTALS	2,845			2,488	267,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	102.7200	107.86	268,356	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2160 HX Base Yr 2024



75827 WILDFLOWER 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		267,014
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		321,014
SOH/AGL Deduction		1,439
ASSESSED VALUE		319,575
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		268,164
TOTAL JUST VALUE		321,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-03901	CO		10/27/2023
23003901	NEW CONSTR	400,493	03/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/605	10/31/2023	SW	Q	I	01	354,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: PITTS-MCROY KAYLYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-260,20] E23 S8 E16 S60 W11 N13 W28 N55 $
FGR=[YR=2023;ORIG=-260,75] E28 S20 W28 N20 $
FOP=[YR=2023;ORIG=-232,88] E11 S5 W11 N5 $
PTO=[YR=2023;ORIG=-234,21] E10 S7 W10 N7 $
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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	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 10/17/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS