

BADALYAN LUSINE
65175 FOREST GLEN LN
YULEE, FL 32097

13-2N-26-1832-0380-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
ELEMENT	CD	31	03	03	05	08	14	03	04	02	1.	03	0100	05	5009.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTALS	2,356	2,094	233,689	65175 FOREST GLEN LN, YULEE										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2026	MLU																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Exterior Wall	03	HARDIE BRD 100	03	GABLE/HIP 100	05	COMP SHNGL 100	08	DRYWALL 100	14	SHT VINYL 50	03	CARPET 50	04	CENTRAL 100	02	AIR DUCTED 100	4 100	2 100	WOOD FRAME 100	1.	1. 100	0 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	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	10	30	2023	3	334	PTO	70	5	2023	4	447	TOTALS	2,356	2,094	233,689	65175 FOREST GLEN LN, YULEE										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2026	MLU																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Roof Structur	03	GABLE/HIP 100	05	COMP SHNGL 100	08	DRYWALL 100	14	SHT VINYL 50	03	CARPET 50	04	CENTRAL 100	02	AIR DUCTED 100	4 100	2 100	WOOD FRAME 100	1.	1. 100	0 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	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	10	30	2023	3	334	PTO	70	5	2023	4	447	TOTALS	2,356	2,094	233,689	65175 FOREST GLEN LN, YULEE										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2026	MLU																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Roof Cover	03	GABLE/HIP 100	05	COMP SHNGL 100	08	DRYWALL 100	14	SHT VINYL 50	03	CARPET 50	04	CENTRAL 100	02	AIR DUCTED 100	4 100	2 100	WOOD FRAME 100	1.	1. 100	0 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	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	10	30	2023	3	334	PTO	70	5	2023	4	447	TOTALS	2,356	2,094	233,689	65175 FOREST GLEN LN, YULEE										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2026	MLU																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Interior Wall	03	GABLE/HIP 100	05	COMP SHNGL 100	08	DRYWALL 100	14	SHT VINYL 50	03	CARPET 50	04	CENTRAL 100	02	AIR DUCTED 100	4 100	2 100	WOOD FRAME 100	1.	1. 100	0 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	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	10	30	2023	3	334	PTO	70	5	2023	4	447	TOTALS	2,356	2,094	233,689	65175 FOREST GLEN LN, YULEE										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2026	MLU																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Interior Floo	03	GABLE/HIP 100	05	COMP SHNGL 100	08	DRYWALL 100	14	SHT VINYL 50	03	CARPET 50	04	CENTRAL 100	02	AIR DUCTED 100	4 100	2 100	WOOD FRAME 100	1.	1. 100	0 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	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	10	30	2023	3	334	PTO	70	5	2023	4	447	TOTALS	2,356	2,094	233,689	65175 FOREST GLEN LN, YULEE										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2026	MLU																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Air Condition	03	GABLE/HIP 100	05	COMP SHNGL 100	08	DRYWALL 100	14	SHT VINYL 50	03	CARPET 50	04	CENTRAL 100	02	AIR DUCTED 100	4 100	2 100	WOOD FRAME 100	1.	1. 100	0 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	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	10	30	2023	3	334	PTO	70	5	2023	4	447	TOTALS	2,356	2,094	233,689	65175 FOREST GLEN LN, YULEE										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2026	MLU																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Heating Type	04	AIR DUCTED 100	05	COMP SHNGL 100	08	DRYWALL 100	14	SHT VINYL 50	03	CARPET 50	04	CENTRAL 100	02	AIR DUCTED 100	4 100	2 100	WOOD FRAME 100	1.	1. 100	0 100	0100	SINGLE FAMILY	MAP NUM	MKT AREA	05	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	10	30	2023	3	334	PTO	70	5	2023	4	447	TOTALS	2,356	2,094	233,689	65175 FOREST GLEN LN, YULEE										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2026	MLU																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Bedrooms		4 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						