LOT 381
RIVER GLEN PH 3 OR 2573/1965

MCDANIEL TANISHA & RODNEY
65167 FOREST GLEN LN
YULEE, FL 32097

2026

13-2N-26-1832-0381-0000

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

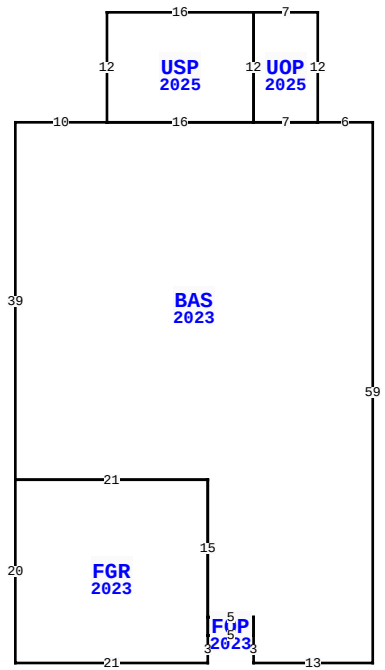
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

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	10	30	2023	3	334
UOP	84	20	2025	17	1,897
USP	192	30	2025	58	6,472
TOTALS	2,562			2,165	241,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	106.8200	112.16	242,826	2023	2023	0	0	0	0.50	99.50

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



65167 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		241,612
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		295,612
SOH/AGL Deduction		1,332
ASSESSED VALUE		294,280
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		237,869
TOTAL JUST VALUE		295,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002824	911 16X12	6,163	03/12/2024
C23-03903	CO		09/26/2023
23003903	NEW CONSTR	342,222	03/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/1121	9/29/2023	SW	Q	I	01	324,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MCDANIEL TANISHA &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=89,0] W6 W7 W16 W10 S39 E21 S15 E5 S2 S3 E13 N59 $
FGR=[YR=2023;ORIG=71,39] W21 S20 E21 N3 N2 N15 $
FOP=[YR=2023;ORIG=76,54] W5 S2 E5 N2 $
UOP=[YR=2025;ORIG=76,0] E7 N12 W7 S12 $
USP=[YR=2025;ORIG=76,0] W16 N12 E16 S12 $
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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 06/05/2024 BY TW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS