

BUTLER MASON
65234 FOREST GLEN LN
YULEE, FL 32097

2026

13-2N-26-1832-0407-0000

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	2,094	106.8200		234,863	2023	2023		0		0	0.50	99.50	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2024										Heated Area: 1856					HX Base Yr 2024					Tax Group: 4					Tax Dist:				
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																													
PTO	70	5	2023	4	447																													
TOTALS		2,356			2,094	233,689																												
EXTRA FEATURES					65234 FOREST GLEN LN, YULEE										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	04/09/2026 MLU																		
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																	