

TRAHAN KENNETH A & NICOLE D
65242 FOREST GLEN LN
YULEE, FL 32097

13-2N-26-1832-0408-0000

BUILDING CHARACTERISTICS

CDDCONSTRUCTION

ELEMENTCD

Exterior Wall03HARDIE BRD 100

RooF Structur03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall08DRYWALL 100

Interior Floo14SHT VINYL 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5009.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREA MARKET VALUE

BAS2,16010020232,160231,813

FGR56055202330833,055

FOP55302023161,717

PTO70520234429

TOTALS2,8452,488267,014

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

010012,488102.7200107.86268,35620232023000.5099.50

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

PBAS BAS2023PPTO PTO2023PFOP FOP2023

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/09/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

267,014054,000321,014319,549319,5490321,0140315,167

SAMPLE MAP

65242 FOREST GLEN LN, YULEE

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U V / I RSN CD SALE PRICE

2666/2499/08/2023SW Q I 01353,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:TRAHAN KENNETH A &

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 \$.

LAND DESCRIPTION

TOTAL OB/XF0

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT UNIT D DPTH % TOT UNITADJUNITLANDOTHER ANDNOTESYEAR DENSITYDECLFRZYR CONSRV

1000100CRES1000006PUD0.000.001.00LT1.001.001.0054,000.0054,000.0054,000

REVIEW DATE10/18/2023BYKWTotal Acres: 0.00Total Land Value: 54,000Market: 0Agricultural: 0Common: 54,000PRINTED 07/09/2026 BY SYS