LOT 412
RIVER GLEN PH 3 OR 2573/1965

ELLINGBOE MATTHEW LOUIS & MARIANA
65274 FOREST GLEN LN
YULEE, FL 32097

2026

13-2N-26-1832-0412-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

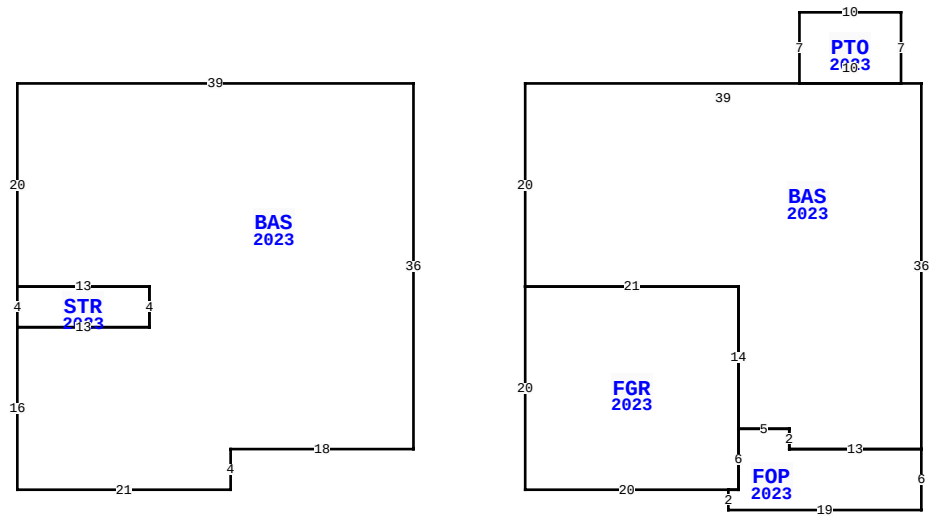
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 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	1,058	100	2023	1,058	116,724
BAS	1,436	100	2023	1,436	158,428
FGR	420	55	2023	231	25,485
FOP	120	30	2023	36	3,972
PTO	70	5	2023	4	442
STR	52	10	2023	5	551
TOTALS	3,156			2,770	305,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	105.6000	110.88	307,138	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2026 Heated Area: 2494 HX Base Yr 2026



65274 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		305,602
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		359,602
SOH/AGL Deduction		0
ASSESSED VALUE		359,602
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		308,191
TOTAL JUST VALUE		359,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,895

HTD 2499/ FGR 422/ FOP 149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04844	CO		09/19/2023
B23-04844	SFR	451,263	04/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2810/1881	8/22/2025	WD	Q	I	01	388,000
GRANTOR: MCKENDREE LEANN & AND						
GRANTEE: ELLINGBOE MATTHEW L						
2668/1045	9/19/2023	SW	Q	I	01	372,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCKENDREE LEANN & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=59,10] W39 S20 E13 S4 W13 S16 E21 N4 E18 N36 $
BAS=[YR=2023;ORIG=109,10] W39 S20 E21 S14 E5 S2 E13 N36 $
FGR=[YR=2023;ORIG=91,30] W21 S20 E20 E1 N6 N14 $
FOP=[YR=2023;ORIG=109,46] W13 N2 W5 S6 W1 S2 E19 N6 $
PTO=[YR=2023;ORIG=107,3] W10 S7 E10 N7 $
STR=[YR=2023;ORIG=33,30] W13 S4 E13 N4 $
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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 10/19/2023 BY KW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS