LOT 72
IN OR 1554/1358
RIVER GLEN #1 PB 7/263

PONDER BARRY H
75094 GLENSPRING WAY
YULEE, FL 32097

2023

11-2N-26-1830-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

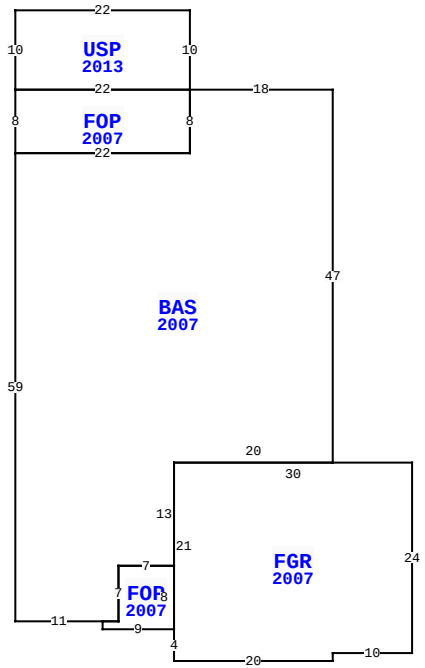
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,055	100	2,055	182,636
FGR	740	55	407	36,172
FOP	58	30	17	1,511
FOP	176	30	53	4,710
USP	220	30	66	5,865
TOTALS	3,249		2,598	230,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,598	106.4640	96.08	249,616	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2009 Heated Area: 2055 HX Base Yr 2009



75094 GLENSPRING WAY, YULEE

BLD DATE	01/10/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,895
TOTAL MARKET OB/XF VALUE		5,751
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		291,646
SOH/AGL Deduction		123,332
ASSESSED VALUE		168,314
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,314
TOTAL JUST VALUE		291,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13006	MECH OTHER	0	06/01/2007
C19920	CO ISSUED	199,056	05/01/2007
B19920	NEW CONSTR	199,056	05/01/2007
E19322	ELEC OTHER	0	05/01/2007
P12407	OTHER	0	05/01/2007
R10371	REPAIR/RRF	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1358	3/07/2008	WD	Q	I		214,100
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: PONDER BARRY H						
1544/1610	1/04/2008	WD	U	I	21	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: TAYLOR WOODROW HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W18 S8 W22 S59 E11 E2 N7 E7 N13 E20 N47 $
FGR=[YR=2007;ORIG=-20,68] S4 E20 N1 E10 N24 W30 S21 $
USP=[YR=2013;ORIG=-18,0] N10 W22 S10 E22 $
FOP=[YR=2007;ORIG=-18,0] W22 S8 E22 N8 $
FOP=[YR=2007;ORIG=-29,67] S1 E9 N8 W7 S7 W2 $
.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0812	CONCRETE C	0	100	0	0	1,035.00	SF	4.00	4.00	100	2007	2007	3	89	3,685	
3	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2007	2007	3	89	226	

LAND DESCRIPTION

TOTAL OB/XF 5,751

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	000136	C	SFR INT	100	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS