LOT 74
IN OR 2107/359
RIVER GLEN #1 PB 7/263

SUGGS NJOYA K & DE'ANGELO
75082 GLENSPRING WAY
YULEE, FL 32097

2023

11-2N-26-1830-0074-0000

BUILDING CHARACTERISTICS

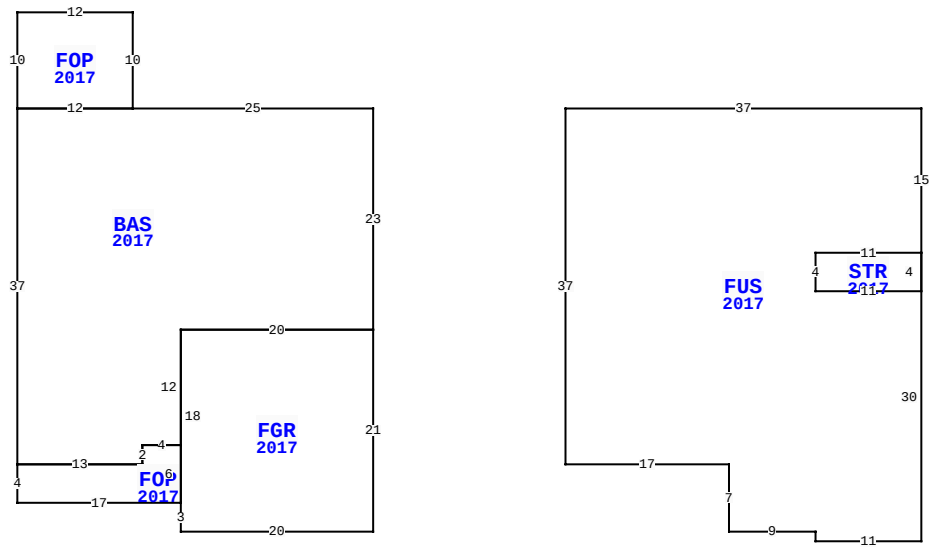
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,081	100	1,081	103,627
FGR	420	55	231	22,144
FOP	76	30	23	2,204
FOP	120	30	36	3,452
FUS	1,520	100	1,520	145,710
STR	44	10	4	383
TOTALS	3,261		2,895	277,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,895	108.9460	98.32	284,636	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2601 HX Base Yr 2018



75082 GLENSPRING WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,520
TOTAL MARKET OB/XF VALUE		4,350
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		336,870
SOH/AGL Deduction		114,577
ASSESSED VALUE		222,293
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,293
TOTAL JUST VALUE		336,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
162833	CO ISSUED	0	03/14/2017
B1633002	NEW CONSTR	310,796	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/0359	3/14/2017	WD	Q	I	01	221,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SUGGS NJOYA K & DE'						
2064/1840	8/12/2016	SW	U	V	30	322,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FOP=[YR=2017] N10 W12 S10 E12$ W12 S37
FOP=[YR=2017] S4 E17 FGR=[YR=2017] S3 E20 N21 W20 S18 $ N6 W4
S2 W13$ E13 N2 E4 N12 E20 N23$ PTR=E20 FUS=[YR=2017] E37 S15
STR=[YR=2017] W11 S4 E11 N4$ S30 W11 N1 W9 N7 W17 N37$ W20$.

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	0810	CONCRETE A	0	100	0	0	690.00	SF	6.50	6.50	100	2017	2017	3	97	4,350	

LAND DESCRIPTION

TOTAL OB/XF 4,350

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			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS