LOT 76
IN OR 1758/1481
RIVER GLEN #1 PB 7/263

STOKES JENNIFER
75074 GLENSPRING WAY
YULEE, FL 32097

2023

11-2N-26-1830-0076-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

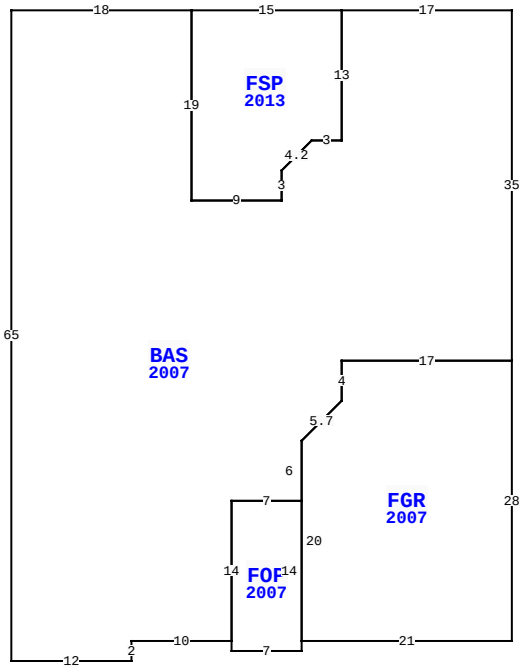
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,259	100	2,259	200,767
FGR	564	55	310	27,551
FOP	105	30	32	2,844
FSP	254	40	102	9,065
TOTALS	3,182		2,703	240,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,703	106.4640	96.08	259,704	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 2259 HX Base Yr



75074 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	240,226
TOTAL MARKET OB/XF VALUE	3,323
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	298,549
SOH/AGL Deduction	22,154
ASSESSED VALUE	276,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,395
TOTAL JUST VALUE	298,549
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19607	ELEC OTHER	2,000	07/01/2007
M13096	MECH OTHER	0	07/01/2007
P12448	OTHER	0	06/01/2007
C19919	CO ISSUED	0	05/01/2007
B19919	NEW CONSTR	210,342	05/01/2007
R10370	REPAIR/RRF	5,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1758/1481	9/19/2011	WD	Q	I	01	165,000
GRANTOR: MANN WARREN & ANNIKA						
GRANTEE: STOKES JENNIFER						
1539/1320	12/07/2007	WD	U	I	07	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: MANN WARREN & ANNIK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 FSP=[YR=2013] W15 S19 E9 N3 U3 R3 E3 N13$ S13 W3 D3 L3 S3 W9 N19 W18 S65 E12 N2 E10
FOP=[YR=2007] S1 E7 N1 FGR=[YR=2007] E21 N28 W17 S4 D4 L4 S20$ N14 W7 S14$ N14 E7 N6 U4 R4 N4 E17 N35$.

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	0811	CONCRETE B	0	0	0	0	688.00	SF	5.20	5.20	100	2007	2007	3	89	3,184	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2007	2007	3	89	139	

LAND DESCRIPTION

TOTAL OB/XF 3,323

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	0	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS