

LOT 78
IN OR 2228/583
RIVER GLEN #1 PB 7/263

DAVIS VICTORIA L & WILLIAM D
75068 GLENSPRING WAY
YULEE, FL 32097

2023

11-2N-26-1830-0078-0000



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 60
Interior Floo	13	LVT/LAMNT 40
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	1,925	100	1,925	172,276
FGR	497	55	273	24,432
FOP	50	30	15	1,342
FOP	153	30	46	4,117
PTO	89	5	4	358
USP	128	30	38	3,401
TOTALS	2,842		2,301	205,925

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	2,925
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	597
3	0855	CONC PAVER	0	100	0	0	232.00	SF	10.00	10.00	2,320

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003		0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,301	106.6240	96.23	221,425	2008	2008	0	0	7.00	93.00
1 SINGLE FAM - 100% - 2019 Heated Area: 1925 HX Base Yr 2019											

75068 GLENSPRING WAY, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										205,925	
TOTAL MARKET OB/XF VALUE										5,842	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										266,767	
SOH/AGL Deduction										72,543	
ASSESSED VALUE										194,224	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										144,224	
TOTAL JUST VALUE										266,767	
NCON VALUE										6,616	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										224,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007711	ADDITION	3,832	05/18/2022
C21727	CO ISSUED	168,762	11/14/2008
E21112	ELEC OTHER	2,000	08/01/2008
M14040	MECH OTHER	0	08/01/2008
P13393	OTHER	0	08/01/2008
B21727	NEW CONSTR	168,762	07/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2228/0583	10/04/2018	WD	Q	I	02	237,500			
GRANTOR: STAWICKI KAROL & JENN									
GRANTEE: DAVIS VICTORIA L &									
1595/1971	12/05/2008	WD	Q	I		200,000			
GRANTOR: RIVER GLEN LLC									
GRANTEE: STAWICKI KAROL & JE									

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2008] W12 USP=[YR=2022] N8 W16 S8 E16\$ FOP=[YR=2008] W16 BAS=[YR=2008] W22 S45 E13 FOP=[YR=2008] S4 E9 N6 W7 S2 W2\$ E2 N2 E14 FGR=[YR=2008] S23 E21 N25 W7 S2 W14\$ E14 N2 E7 N31 U3 L3 W10 D3 L3 W12 N10\$ S10 E12 U3 R3 E1 N7 \$ S7 E9 D3 R3 N10\$.											