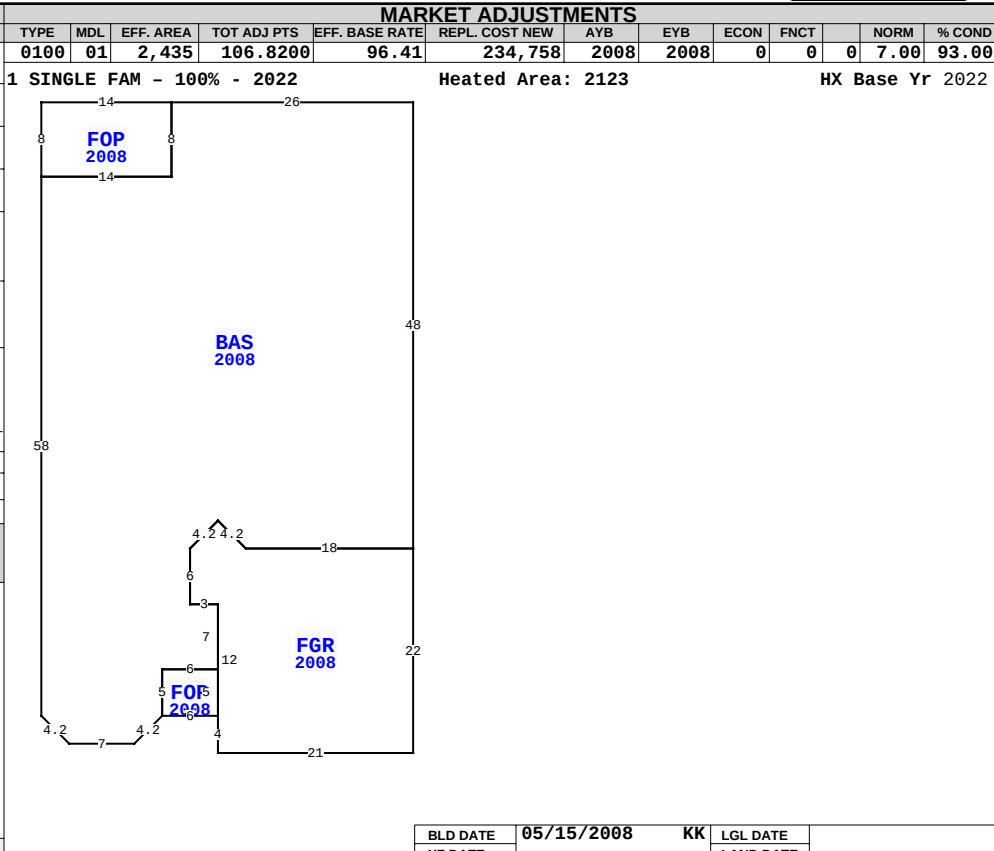




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,123	100	2,123	190,351
FGR	489	55	269	24,119
FOP	30	30	9	807
FOP	112	30	34	3,049
TOTALS	2,754		2,435	218,325



EXTRA FEATURES															75054 GLENSPRING WAY, YULEE				
L N	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	100	0	0	665.00	SF	5.20	5.20	100	2008	2008	3	90	3,112			
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2008	2008	3	90	211			

LAND DESCRIPTION										TOTAL OB/XF								3,323	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000100	C	SFR	100	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00			
REVIEW DATE		09/25/2019		BY KBA		Total Acres: 0.00			Total Land Value: 55,000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		218,325	
TOTAL MARKET OB/XF VALUE		3,323	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		276,648	
SOH/AGL Deduction		30,476	
ASSESSED VALUE		246,172	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		196,172	
TOTAL JUST VALUE		276,648	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13698	3.5 TON UNIT	0	03/01/2008
P13048	OTHER	0	02/01/2008
C20397	C0 ISSUED	0	08/01/2007
R10645	REPAIR/RRF	5,000	08/01/2007
B20397	NEW CONSTR	181,434	08/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2425/1975	1/12/2021	WD	U	I	11	100	
GRANTOR: HUERTA AMANDA							
GRANTEE: VEREA EUGENIO M & M							
2425/1974	1/12/2021	WD	Q	I	01	260,000	
GRANTOR: HUERTA LUIS JR							
GRANTEE: VEREA EUGENIO M & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W26 FOP=[YR=2008] W14 S8 E14 N8\$ S8 W14 S58 D3 R3 E7 U3 R3 FOP=[YR=2008] E6 FGR=[YR=2008] S4 E21 N22 W18 U3 L3 D3 L3 S6 E3 S12\$ N5 W6 S5\$ N5 E6 N7 W3 N6 U3 R3 D3 R3 E18 N48\$.									