

LOT 84
IN OR 2227/208
RIVER GLEN #1 PB 7/263

JOHNSON DARRELL/DEBLOCK WHITNEY
75040 GLENSPRING WAY
YULEE, FL 32097

2023

11-2N-26-1830-0084-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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	2,210	100	2,210	216,746
FGR	604	55	332	32,561
FOP	24	30	7	686
FOP	120	30	36	3,530
TOTALS	2,958		2,585	253,524

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,043.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,585	111.4560	100.59	260,025	2016	2016	0	0	2.50	97.50	
1 SINGLE FAM - 100% - 2020 Heated Area: 2210 HX Base Yr 2020												
75040 GLENSPRING WAY, YULEE												

TOTAL OB/XF 5,261												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0 100	0	0	1,043.00	SF	5.20	5.20	100	2016	2016

TOTAL OB/XF 5,261												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0 100	0	0	1,043.00	SF	5.20	5.20	100	2016	2016

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 253,524									
TOTAL MARKET OB/XF VALUE 5,261									
TOTAL LAND VALUE - MARKET 55,000									
TOTAL MARKET VALUE 313,785									
SOH/AGL Deduction 75,464									
ASSESSED VALUE 238,321									
TOTAL EXEMPTION VALUE HX HB DV 60,000									
BASE TAXABLE VALUE 178,321									
TOTAL JUST VALUE 313,785									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 269,293									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631671	CO ISSUED	0	05/12/2016
B1631671	NEW CONSTR	279,005	02/01/2016
P12512	OTHER	0	06/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2227/0208	10/01/2018	QC	U	I	11	100	
GRANTOR: DEBLOCK WHITNEY NICOL							
GRANTEE: JOHNSON DARRELL & D							
2052/1309	6/13/2016	SW	Q	I	01	215,000	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE: DEBLOCK WHITNEY NIC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W17 FOP=[YR=2016] N10 W12 S10 E12\$ W16 U2 L2 W6 D2 L2 W2 S58 E11N2 FOP=[YR=2016] E6 FGR=[YR=2016] S10 E28 N22 W24 S3 W4 S9\$ N4 W6 S4\$ N4 E6 N5 E4 N3 E24 N44\$.									