LOT 85
IN OR 2520/1245
RIVER GLEN #1 PB 7/263

CRAMM JEREMY & STEPHANIE
75034 GLENSPRING WAY
YULEE, FL 32097

2023

11-2N-26-1830-0085-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

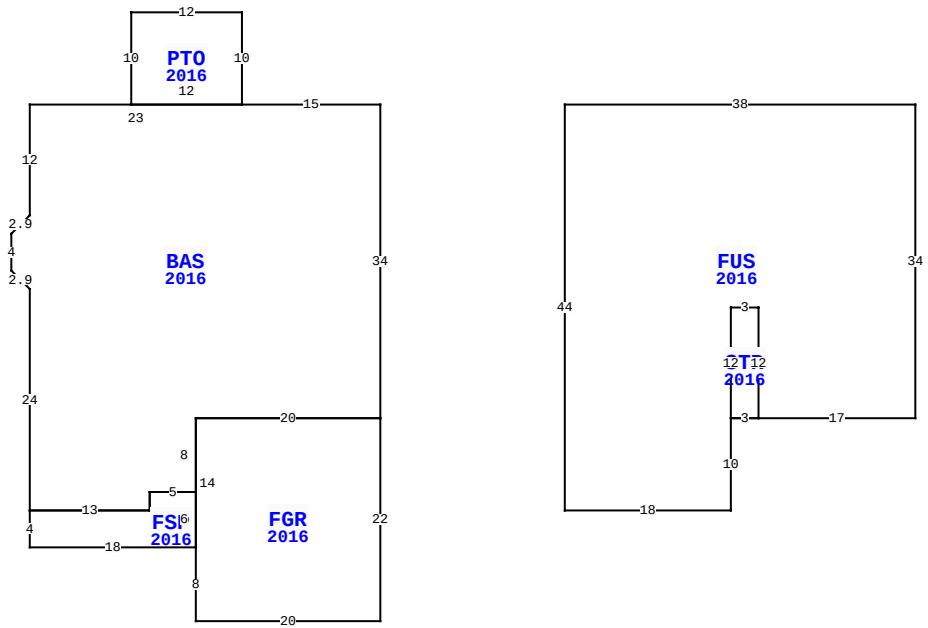
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100	1,474	136,271
FGR	440	55	242	22,372
FSP	82	40	33	3,051
FUS	1,472	100	1,472	136,086
PTO	120	5	6	555
STR	36	10	4	370
TOTALS	3,624		3,231	298,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,231	105.0640	94.82	306,363	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2946 HX Base Yr 2022



75034 GLENSPRING WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,704
TOTAL MARKET OB/XF VALUE		4,596
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,300
SOH/AGL Deduction		42,658
ASSESSED VALUE		315,642
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,642
TOTAL JUST VALUE		358,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631669	CO ISSUED	0	05/11/2016
B1631669	NEW CONSTR	354,021	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/1245	12/02/2021	WD	Q	I	02	435,000
GRANTOR: SPECKNER OLIVER L & I						
GRANTEE: CRAMM JEREMY & STEP						
2059/0170	7/15/2016	WD	Q	I	01	260,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: SPECKNER OLIVER K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 PTO=[YR=2016] N10 W12 S10 E12$ W23 S12 D2 L2 S4 D2 R2 S24 FSP=[YR=2016] S4 E18 FGR=[YR=2016] S8 E20 N22 W20 S14$ N6 W5 S2 W13$ E13 N2 E5 N8 E20 N34$ PTR=E20 FUS=[YR=2016] E38 S34 W17 STR=[YR=2016] N12 W3 S12 E3$ W3 S10 W18 N44$ W20$.

EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	729.00	SF	6.50	6.50	100	2016	2016	3	97	4,596	

LAND DESCRIPTION

TOTAL OB/XF 4,596

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	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