LOT 87
IN OR 2093/1526
RIVER GLEN #1 PB 7/263

DEMPS DARRELL B JR
75026 GLENSPRING WAY
YULEE, FL 32097

2023

11-2N-26-1830-0087-0000

BUILDING CHARACTERISTICS

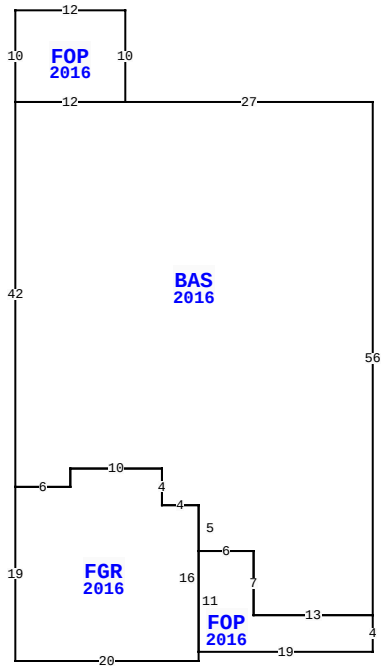
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,850	100	1,850	184,551
FGR	392	55	216	21,548
FOP	118	30	35	3,492
FOP	120	30	36	3,591
TOTALS	2,480		2,137	213,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	113.4840	102.42	218,872	2016	2016	0	0	0	2.60	97.40

1 SINGLE FAM – 100% - 2021 Heated Area: 1850 HX Base Yr 2021



75026 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		213,181
TOTAL MARKET OB/XF VALUE		5,296
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,477
SOH/AGL Deduction		54,678
ASSESSED VALUE		218,799
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,799
TOTAL JUST VALUE		273,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632426	CO ISSUED	0	01/05/2017
B1632426	NEW CONSTR	227,605	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2093/1526	1/09/2017	SW	Q	I	01	180,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DEMPS DARRELL B JR						
2039/0631	4/07/2016	SW	U	V	30	408,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W27 FOP=[YR=2016] N10 W12 S10 E12$ W12 S42
FGR=[YR=2016] S19 E20 N1 FOP=[YR=2016] E19 N4 W13 N7 W6 S11$
N16 W4 N4 W10 S2 W6$ E6 N2 E10 S4 E4 S5 E6 S7 E13 N56$.

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	0810	CONCRETE A	0	100	0	0	840.00	SF	6.50	6.50	100	2016	2016	3	97	5,296	

LAND DESCRIPTION

TOTAL OB/XF 5,296

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	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