LOT 140
IN OR 2123/87
RIVER GLEN #1 PB 7/263

CORREAL JULIO C & ROSA A
75049 GLENSPRING WAY
YULEE, FL 32097

2023

11-2N-26-1830-0140-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

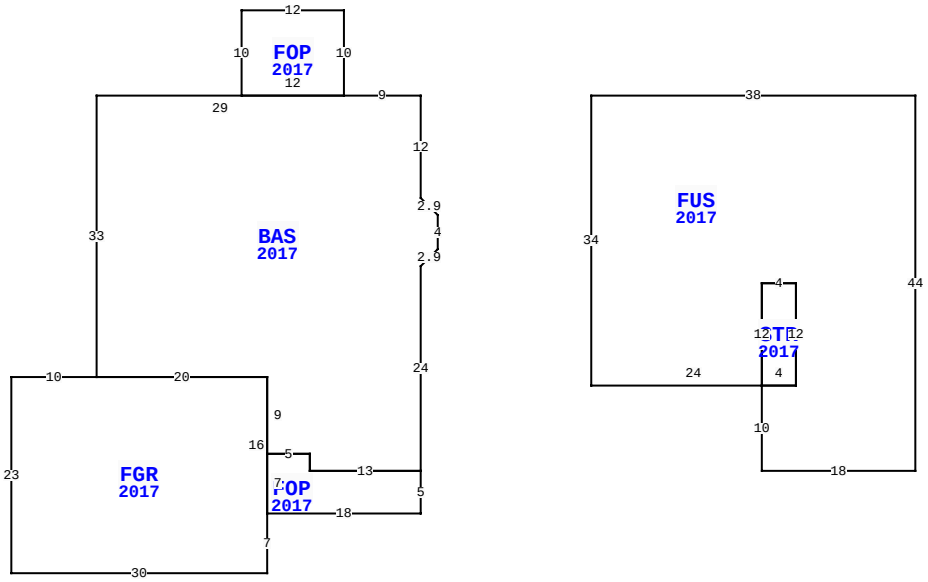
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,454	100	1,454	136,511
FGR	690	55	380	35,677
FOP	100	30	30	2,817
FOP	120	30	36	3,380
FUS	1,520	100	1,520	142,707
STR	48	10	5	470
TOTALS	3,932		3,425	321,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,425	106.2600	95.90	328,458	2017	2017	0	0	0	2.10	97.90

1 SINGLE FAM – 100% - 2019 Heated Area: 2974 HX Base Yr 2019



75049 GLENSPRING WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,560
TOTAL MARKET OB/XF VALUE		10,576
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		387,136
SOH/AGL Deduction		99,624
ASSESSED VALUE		287,512
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,512
TOTAL JUST VALUE		387,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704532	CO ISSUED	0	05/22/2017
B1633381	NEW CONSTR	354,021	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/0087	5/26/2017	SW	Q	I	01	264,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CORREAL JULIO C & R						
2077/1038	10/13/2016	SW	U	V	30	150,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W9 FOP=[YR=2017] N10 W12 S10 E12$ W29 S33 FGR=[YR=2017] W10 S23 E30 N7 FOP=[YR=2017] E18 N5 W13 N2 W5 S7$ N16 W20$ E20 S9 E5 S2 E13 N24 R2 U2 N4 L2 U2 N12$ PTR=E20 FUS=[YR=2017] E38 S44 W18 N10 STR=[YR=2017] E4 N12 W4 S12$ N12 E4 S12 W24 N34$ W20$.

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	706.00	SF	6.50	6.50	100	2017	2017	3	97	4,451	
2	0462	ST/AL FNC	0	100	0	0	704.00	SF	10.00	10.00	100	2017	2017	3	87	6,125	

LAND DESCRIPTION

TOTAL OB/XF 10,576

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	000133	C	SFR LAKE	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS