LOT 142
IN OR 2218/151
RIVER GLEN #1 PB 7/263

HAGNAUER ROBERT W & DARLA M
75037 GLENSPRING WAY
YULEE, FL 32097

2023

11-2N-26-1830-0142-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

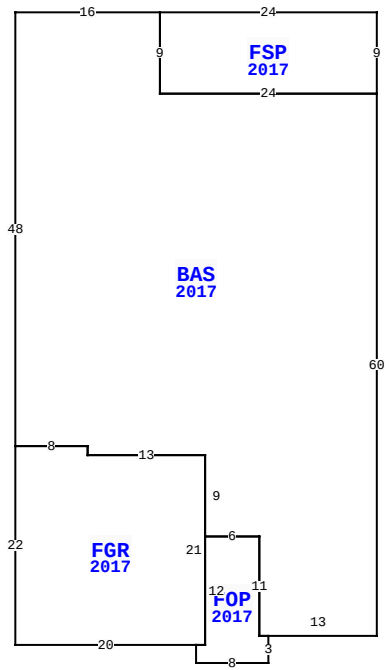
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,050	100	2,050	212,838
FGR	449	55	247	25,644
FOP	89	30	27	2,803
FSP	216	40	86	8,928
TOTALS	2,804		2,410	250,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,410	117.5020	106.05	255,580	2017	2017	0	0	0	2.10	97.90

1 SINGLE FAM – 100% - 2019 Heated Area: 2050 HX Base Yr 2019



75037 GLENSPRING WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,213
TOTAL MARKET OB/XF VALUE		5,057
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		310,270
SOH/AGL Deduction		82,042
ASSESSED VALUE		228,228
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,228
TOTAL JUST VALUE		310,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632869	CO ISSUED	0	01/26/2017
B1632869	NEW CONSTR	316,311	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0151	8/01/2018	WD	Q	I	01	242,000
GRANTOR: HARDY LINDSEY F & NAT						
GRANTEE: HAGNAUER ROBERT W &						
2099/0995	1/27/2017	SW	Q	I	01	225,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARDY LINDSEY F & N						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W24 BAS=[YR=2017] W16 S48 FGR=[YR=2017] S22 E20 FOP=[YR=2017] S2 E8 N3 W1 N11 W6 S12 W1$ E1 N21 W13 N1 W8$ E8 S1 E13 S9 E6 S11 E13 N60 W24 N9$ S9 E24 N9$.

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	802.00	SF	6.50	6.50	100	2017	2017	3	97	5,057	

LAND DESCRIPTION

TOTAL OB/XF 5,057

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