LOT 145
RIVER GLEN #1 PB 7/263

WALSH PATRICK & JULIE
75017 GLENSPRING WAY
YULEE, FL 32097

2023

11-2N-26-1830-0145-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

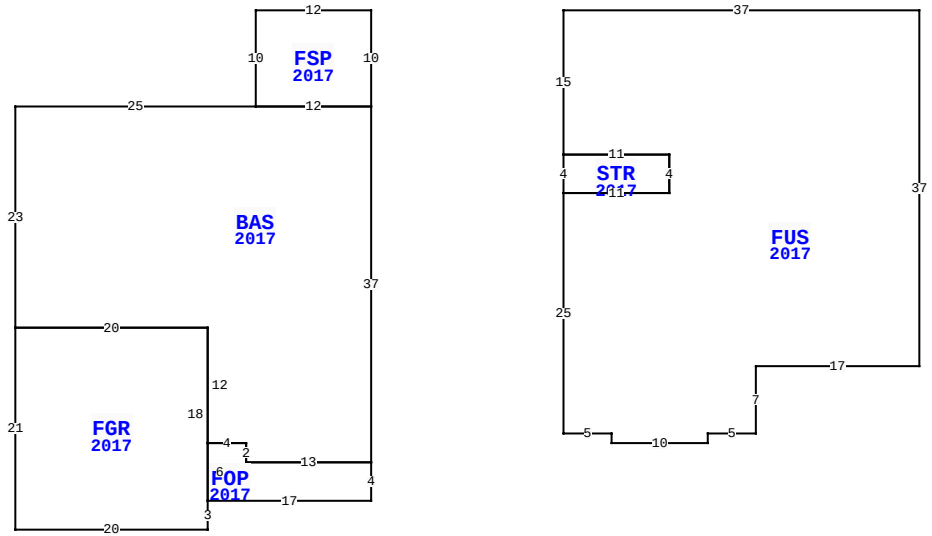
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	1,081	111,447
FGR	420	55	231	23,815
FOP	76	30	23	2,372
FSP	120	40	48	4,949
FUS	1,475	100	1,475	152,067
STR	44	10	4	413
TOTALS	3,216		2,862	295,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,862	116.5600	105.20	301,082	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2556 HX Base Yr



75017 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		295,060
TOTAL MARKET OB/XF VALUE		9,242
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		359,302
SOH/AGL Deduction		0
ASSESSED VALUE		359,302
TOTAL EXEMPTION VALUE	13	359,302
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		359,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002669	CO ISSUED	0	03/30/2017
B1632995	NEW CONSTR	311,976	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/0416	12/21/2018	WD	Q	I	02	278,000
GRANTOR: ANGELUCCI REGINA M						
GRANTEE: WALSH PATRICK & JUL						
2110/1588	3/30/2017	SW	Q	I	01	252,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ANGELUCCI REGINA M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W12 S10 BAS=[YR=2017] W25 S23 FGR=[YR=2017] S21 E20 N3 FOP=[YR=2017] E17 N4 W13 N2 W4 S6$ N18 W20$ E20 S12 E4 S2 E13 N37 W12$E12 N10$ PTR=E20 FUS=[YR=2017] E37 S37 W17 S7 W5 S1 W10 N1 W5 N25 STR=[YR=2017] N4 E11 S4 W11$E11 N4 W11 N15$ 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	714.00	SF	6.50	6.50	100	2017	2017	3	97	4,502	
2	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2017	2017	3	87	4,176	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 9,242

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