LOT 146
RIVER GLEN #1 PB 7/263

GRIFFIN THOMAS E IV & MAKENZIE RAE
75013 GLENSPRING WAY
YULEE, FL 32097

2023

11-2N-26-1830-0146-0000

BUILDING CHARACTERISTICS

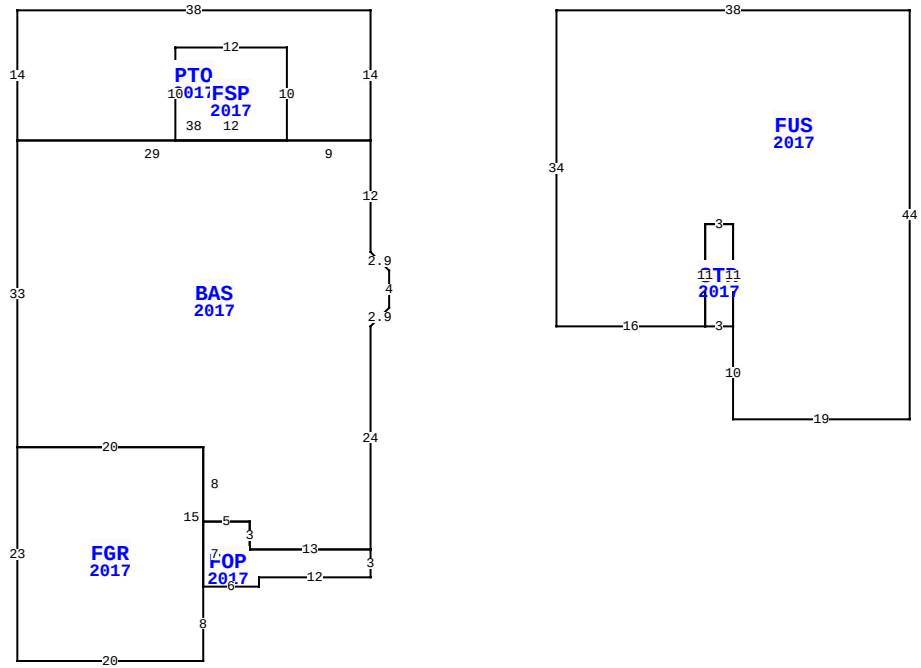
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,449	100	1,449	127,333
FGR	460	55	253	22,233
FOP	75	30	22	1,934
FSP	120	40	48	4,218
FUS	1,449	100	1,449	127,333
PTO	532	5	27	2,373
STR	33	10	3	264
TOTALS	4,118		3,251	285,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,251	99.3600	89.67	291,517	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2898 HX Base Yr 2023



75013 GLENSPRING WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,687
TOTAL MARKET OB/XF VALUE		9,698
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		350,385
SOH/AGL Deduction		0
ASSESSED VALUE		350,385
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		300,385
TOTAL JUST VALUE		350,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002674	CO ISSUED	0	03/30/2017
B1633229	NEW CONSTR	353,665	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1648	6/10/2022	WD	Q	I	01	455,000
GRANTOR: BAGINSKI JOHN JAMES						
GRANTEE: GRIFFIN THOMAS EDWI						
2373/1736	6/30/2020	WD	Q	I	01	300,000
GRANTOR: IRIZARRY LEONARD RAND						
GRANTEE: BAGINSKI JOHN JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W38 S14 BAS=[YR=2017] S33 FGR=[YR=2017] S23 E20 N8 FOP=[YR=2017] E6 N1 E12 N3 W13 N3 W5 S7$ N15 W20$ E20 S8 E5 S3 E13 N24 U2 R2 N4 L2 U2 N12 W9 FSP=[YR=2017] N10 W12 S10 E12$ W29$ E38 N14$ PTR=E20 FUS=[YR=2017] E38 S44 W19 N10 STR=[YR=2017] W3 N11 E3 S11$ N11 W3S11 W16 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	687.00	SF	6.50	6.50	100	2017	2017	3	97	4,332	
2	0462	ST/AL FNC	0	100	0	0	552.00	SF	10.00	10.00	100	2017	2017	3	87	4,802	
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 9,698

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