LOT 72
RIVER GLEN #1 PB 7/263

PONDER ZACHARY ADAM
75094 GLENSPRING WAY
YULEE, FL 32097

2024

11-2N-26-1830-0072-0000

BUILDING CHARACTERISTICS

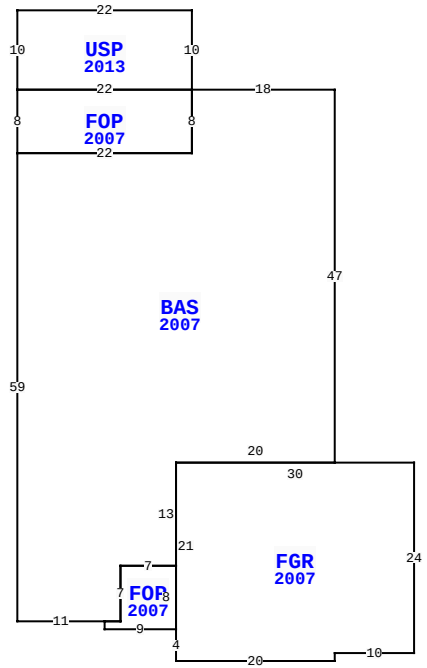
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,055	100	2,055	191,216
FGR	740	55	407	37,871
FOP	58	30	17	1,581
FOP	176	30	53	4,931
USP	220	30	66	6,141
TOTALS	3,249		2,598	241,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,598	106.4640	101.14	262,762	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2055 HX Base Yr



75094 GLENSPRING WAY, YULEE

BLD DATE	01/10/2008 KK	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	241,741
TOTAL MARKET OB/XF VALUE	5,686
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	302,427
SOH/AGL Deduction	0
ASSESSED VALUE	302,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,427
TOTAL JUST VALUE	302,427
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13006	MECH OTHER	0	06/01/2007
C19920	CO ISSUED	199,056	05/01/2007
B19920	NEW CONSTR	199,056	05/01/2007
E19322	ELEC OTHER	0	05/01/2007
P12407	OTHER	0	05/01/2007
R10371	REPAIR/RRF	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/245	12/18/2023	PR	U	I	19	100
GRANTOR: WADE DEBBORRAH P AS P						
GRANTEE: PONDER ZACHARY ADAM						
1554/1358	3/07/2008	WD	Q	I		214,100
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: PONDER BARRY H						

BUILDING NOTES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0812	CONCRETE C	0	0	0	0	1,035.00	SF	4.00	4.00	100	2007	2007	3	88	3,643	
3	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	100	2007	2007	3	88	223	

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W18 S8 W22 S59 E11 E2 N7 E7 N13 E20 N47 $
FGR=[YR=2007;ORIG=-20,68] S4 E20 N1 E10 N24 W30 S21 $
USP=[YR=2013;ORIG=-18,0] N10 W22 S10 E22 $
FOP=[YR=2007;ORIG=-18,0] W22 S8 E22 N8 $
FOP=[YR=2007;ORIG=-29,67] S1 E9 N8 W7 S7 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,686

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	0	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS