

FREDRICKSON STANLEY R & DONNA R
75078 GLENSPRING WAY
YULEE, FL 32097

11-2N-26-1830-0075-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

10

03

03

05

14

08

03

04

02

1.

00

03

0100

5009.00

2,402

ABOVE AVG 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 60

SHT VINYL 40

CENTRAL 100

AIR DUCTED 100

WOOD FRAME 100

1. 100
0 100

NONE 100

03 Quality Level 03

SINGLE FAMILY

MKT AREA 05

5009.00

2,054

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FOP

1,764

395

121

122

100

55

30

30

1,764

217

36

37

173,641

21,360

3,543

3,642

202,187

MARKET ADJUSTMENTS

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

208,440

2016

2016

0

0

3.00

97.00

1 SINGLE FAM - 100% - 2023

Heated Area: 1764

HX Base Yr

11

29

37

22

19

15

5

3

4

2

19

21

6

20

44

11

11

FOP 2016

BAS 2016

FGR 2016

FOP 2016

EXTRA FEATURES

75078 GLENSPRING WAY, YULEE

L N

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

726.00

SF

6.50

6.50

100

2016

2016

3

96

4,530

LAND DESCRIPTION

TOTAL OB/XF

4,530

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

100

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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

202,187

4,530

55,000

261,717

1,485

260,232

260,232

0

261,717

0

252,652

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1632425

CO ISSUED

0

09/28/2016

B1632425

NEW CONSTR

216,121

06/01/2016

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2575/0492

6/30/2022

WD Q

I

01

380,000

GRANTOR: CASTALINE MATTHEW T &

GRANTEE: FREDRICKSON STANLEY

2454/0042

4/16/2021

WD Q

I

01

259,000

GRANTOR: WEST ZACHARY T & LIND

GRANTEE: CASTALINE MATTHEW T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 FOP=[YR=2016] W11 S11 E11 N11\$ S11 W11 S44 FOP=[YR=2016] S6 E21 N2 FGR=[YR=2016] E19 N22 W5 S3 W15 S19 E1\$ W1 N4 W20\$ E20 N15 E15 N3 E5 N37\$.