LOT 80
RIVER GLEN #1 PB 7/263

SANTA CRUZ ROQUE & ASHLYN
75058 GLENSPRING WAY
YULEE, FL 32097

2024

11-2N-26-1830-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

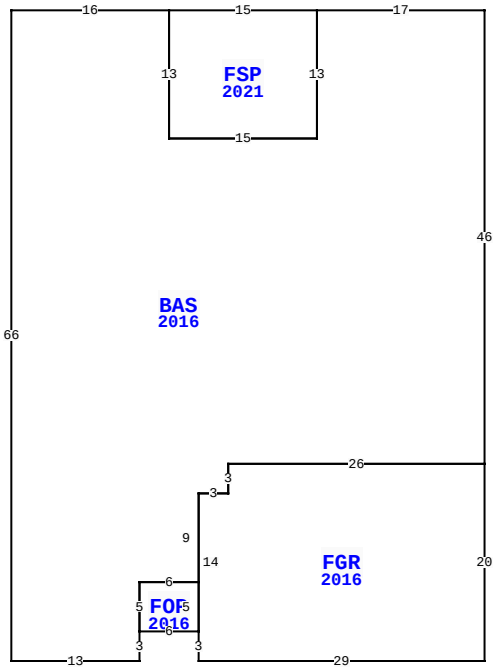
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,354	100	2,354	242,359
FGR	571	55	314	32,329
FOP	30	30	9	926
FSP	195	40	78	8,031
TOTALS	3,150		2,755	283,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,755	111.8400	106.25	292,719	2016	2016	0	0	0	3.10	96.90

1 SINGLE FAM – 100% - 2022 Heated Area: 2354 HX Base Yr 2022



75058 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		283,645
TOTAL MARKET OB/XF VALUE		5,601
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		344,246
SOH/AGL Deduction		42,996
ASSESSED VALUE		301,250
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,250
TOTAL JUST VALUE		344,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005627	ADDITION	2,358	05/04/2021
B1631666	CO ISSUED	0	05/09/2016
B1631666	NEW CONSTR	295,827	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2511/0090	11/01/2021	WD	Q	I	01	393,000
GRANTOR: COPELAND JUSTIN & GRE						
GRANTEE: SANTA CRUZ ROQUE &						
2294/1732	7/29/2019	WD	Q	I	01	255,000
GRANTOR: ROBERTS MICHAEL A & G						
GRANTEE: COPELAND JUSTIN & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2021] W15 S13 E15 N13$S13 W15 N13 W16 S66 E13 N3 FOP=[YR=2016] E6 FGR=[YR=2016] S3 E29 N20 W26 S3 W3 S14$ N5 W6 S5$ N5 E6 N9 E3 N3 E26 N46$.

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	0811	CONCRETE B	0	100	0	0	1,122.00	SF	5.20	5.20	100	2016	2016	3	96	5,601	

LAND DESCRIPTION

TOTAL OB/XF 5,601

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	000135	C	SFR CNSVTN	100		PUD	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