LOT 82
IN OR 1596/1602
RIVER GLEN #1 PB 7/263

WILLIAMS JOHN H & PATRICIA H
75050 GLEN SPRING WAY
YULEE, FL 32097

2024

11-2N-26-1830-0082-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

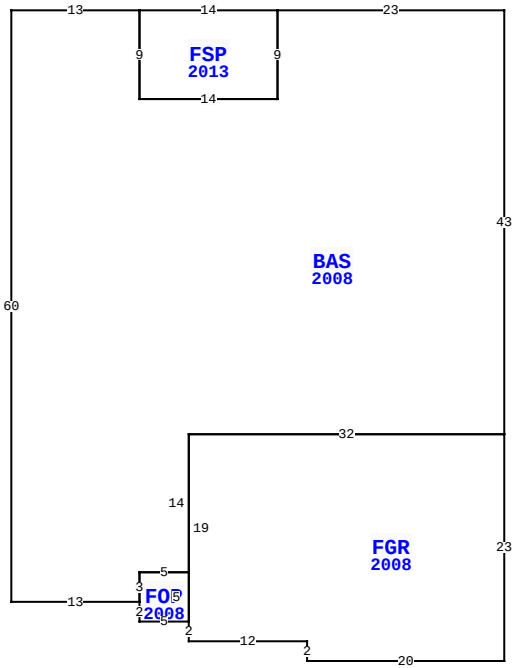
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,315	100	2,315	230,048
FGR	712	55	392	38,955
FOP	25	30	8	795
FSP	126	40	50	4,969
TOTALS	3,178		2,765	274,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,765	113.0880	107.43	297,044	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2009 Heated Area: 2315 HX Base Yr 2009



75050 GLENSPRING WAY, YULEE

BLD DATE	10/31/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,766
TOTAL MARKET OB/XF VALUE		4,542
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		334,308
SOH/AGL Deduction		141,321
ASSESSED VALUE		192,987
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,987
TOTAL JUST VALUE		334,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21694	CO ISSUED	208,824	10/29/2008
E21221	ELEC OTHER	2,000	09/01/2008
M14065	MECH OTHER	0	08/01/2008
B21694	NEW CONSTR	208,824	07/01/2008
R11412	REPAIR/RRF	5,000	07/01/2008
P13365	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1596/1602	12/10/2008	WD	Q	I		295,400

GRANTOR: TAYLOR WOODROW HOMES
GRANTEE: WILLIAMS JOHN H & P

1544/1610	1/04/2008	WD	U	V	21	100

GRANTOR: MORRISON HOMES INC
GRANTEE: TAYLOR WOODROW HOME

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W23 FSP=[YR=2013] W14 S9 E14 N9$ S9 W14 N9 W13 S60 E13 FOP=[YR=2008] S2 E5 FGR=[YR=2008] S2 E12 S2 E20 N23 W32 S19$ N5 W5 S3$ N3 E5 N14 E32 N43$.

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	0812	CONCRETE C	0	100	0	0	1,232.00	SF	4.00	4.00	100	2008	2008	3	89	4,386	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2008	2008	3	89	156	

LAND DESCRIPTION

TOTAL OB/XF 4,542

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	000100	C	SFR	100	0003	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