LOT 83
IN OR 1721/339
RIVER GLEN #1 PB 7/263

OREE JOHN H
75046 GLENSPRING WAY
YLUEE, FL 32097

2024

11-2N-26-1830-0083-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

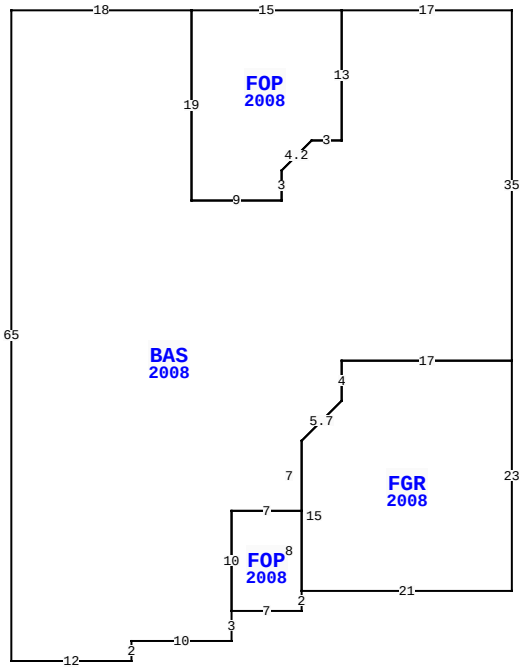
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2,266	204,532
FGR	459	55	252	22,746
FOP	70	30	21	1,895
FOP	254	30	76	6,860
TOTALS	3,049		2,615	236,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,615	102.7200	97.58	255,172	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2266 HX Base Yr 2021



75046 GLENSPRING WAY, YULEE

BLD DATE	05/15/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,034
TOTAL MARKET OB/XF VALUE		3,701
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		294,735
SOH/AGL Deduction		58,485
ASSESSED VALUE		236,250
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,250
TOTAL JUST VALUE		294,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13664	4 TON AC UNIT	0	03/01/2008
P13045	OTHER	0	02/01/2008
C20262	CO ISSUED	0	07/01/2007
B20262	NEW CONSTR	202,158	07/01/2007
R10587	REPAIR/RRF	5,000	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1721/0339	12/21/2009	QC	U	I	11	100
GRANTOR: OREE ARIANE N						
GRANTEE: OREE JOHN H						
1590/1111	10/24/2008	WD	Q	I		203,000
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: OREE JOHN & ARIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 FOP=[YR=2008] W15 S19 E9 N3 U3 R3 E3 N13$ S13 W3 D3 L3 S3W9 N19 W18 S65 E12 N2 E10 N3 FOP=[YR=2008] E7 N2 FGR=[YR=2008] E21 N23 W17 S4 D4 L4 S15$N8 W7 S10$ N10 E7 N7 U4 R4 N4 E17 N35$.

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	766.00	SF	5.20	5.20	100	2008	2008	3	89	3,545	
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 3,701

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