LOT 139
IN OR 2109/138
RIVER GLEN #1 PB 7/263

BURROWS GLORIA H JONES
75063 GLENSPRING WAY
YULEE, FL 32097

2024

11-2N-26-1830-0139-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

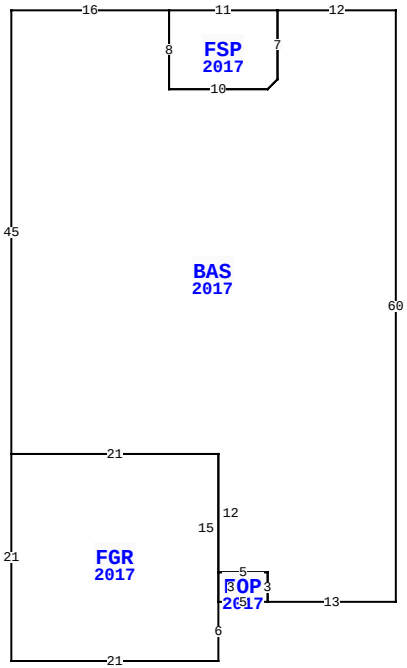
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,923	100	1,923	199,137
FGR	441	55	243	25,164
FOP	15	30	4	414
FSP	88	40	35	3,624
TOTALS	2,467		2,205	228,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,205	111.9160	106.32	234,436	2017	2017	0	0	0	2.60	97.40

1 SINGLE FAM – 100% - 2018 Heated Area: 1923 HX Base Yr 2018



75063 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		228,341
TOTAL MARKET OB/XF VALUE		5,484
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		288,825
SOH/AGL Deduction		111,303
ASSESSED VALUE		177,522
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,522
TOTAL JUST VALUE		288,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002364	CO ISSUED	0	03/22/2017
B1633003	NEW CONSTR	237,949	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2109/0138	3/23/2017	SW	Q	I	01	211,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JONES GLORIA H						
2058/1620	7/15/2016	SW	U	V	30	344,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FSP=[YR=2017] W11 S8 E10 U1 R1 N7$ S7 D1 L1 W10 N8 W16 S45 FGR=[YR=2017] S21 E21 N6 FOP=[YR=2017] E5 N3 W5 S3$ N15 W21$ E21 S12 E5 S3 E13 N60$.

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	0810	CONCRETE A	0	100	0	0	741.00	SF	6.50	6.50	100	2017	2017	3	97	4,672	
2	0855	CONC PAVER	0	100	0	0	82.00	SF	10.00	10.00	100	2021	2021	3	99	812	

LAND DESCRIPTION

TOTAL OB/XF 5,484

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	000133	C	SFR LAKE	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