LOT 140
IN OR 2123/87
RIVER GLEN #1 PB 7/263

CORREAL JULIO C & ROSA A
75049 GLENSPRING WAY
YULEE, FL 32097

2024

11-2N-26-1830-0140-0000

BUILDING CHARACTERISTICS

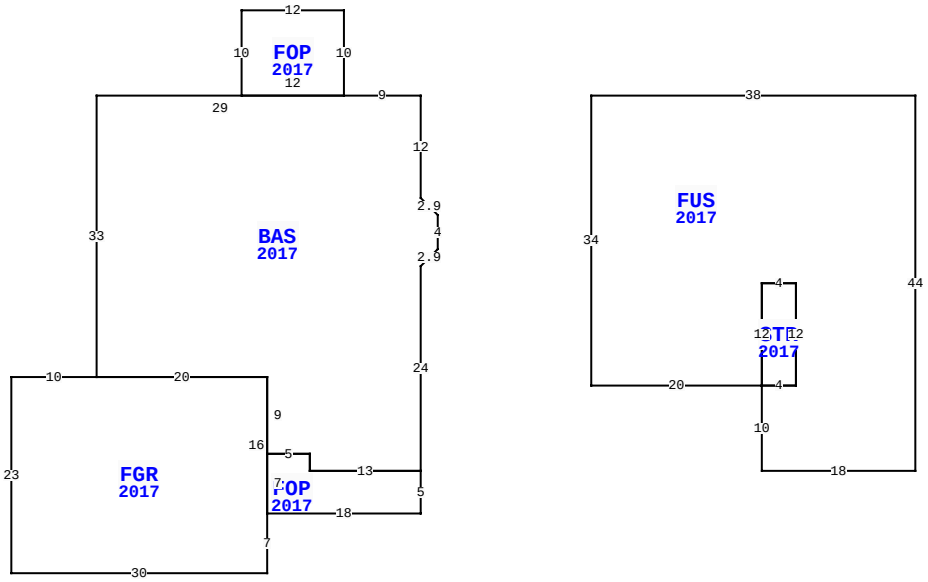
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,454	100	1,454	142,965
FGR	690	55	380	37,364
FOP	100	30	30	2,950
FOP	120	30	36	3,540
FUS	1,424	100	1,424	140,015
STR	48	10	5	492
TOTALS	3,836		3,329	327,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,329	106.2600	100.95	336,063	2017	2017	0	0	0	2.60	97.40

1 SINGLE FAM – 100% - 2019 Heated Area: 2878 HX Base Yr 2019



75049 GLENSPRING WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		327,325
TOTAL MARKET OB/XF VALUE		10,365
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		392,690
SOH/AGL Deduction		96,553
ASSESSED VALUE		296,137
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,137
TOTAL JUST VALUE		392,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704532	CO ISSUED	0	05/22/2017
B1633381	NEW CONSTR	354,021	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/0087	5/26/2017	SW	Q	I	01	264,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CORREAL JULIO C & R						
2077/1038	10/13/2016	SW	U	V	30	150,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=20,0] E38 S44 W18 N10 E4 N12 W4 S12 W20 N34 $
BAS=[YR=2017;ORIG=0,0] W9 W29 S33 E20 S9 E5 S2 E13 N24 U2R2 N4 U2L2 N12 $
FGR=[YR=2017;ORIG=-38,33] W10 S23 E30 N7 N16 W20 $
FOP=[YR=2017;ORIG=-9,0] N10 W12 S10 E12 $
FOP=[YR=2017;ORIG=-18,49] E18 N5 W13 N2 W5 S7 $
STR=[YR=2017;ORIG=40,34] E4 N12 W4 S12 $
PTR=[ORIG=0,0] E20 W20 $
.

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	706.00	SF	6.50	6.50	100	2017	2017	3	97	4,451	
2	0462	ST/AL FNC	0	100	0	0	704.00	SF	10.00	10.00	100	2017	2017	3	84	5,914	

LAND DESCRIPTION

TOTAL OB/XF 10,365

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