LOT 147
IN OR 2110/1545
RIVER GLEN #1 PB 7/263

GIVENS CALEB W & JANAY J
75007 GLENSPRING WAY
YULEE, FL 32097

2024

11-2N-26-1830-0147-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

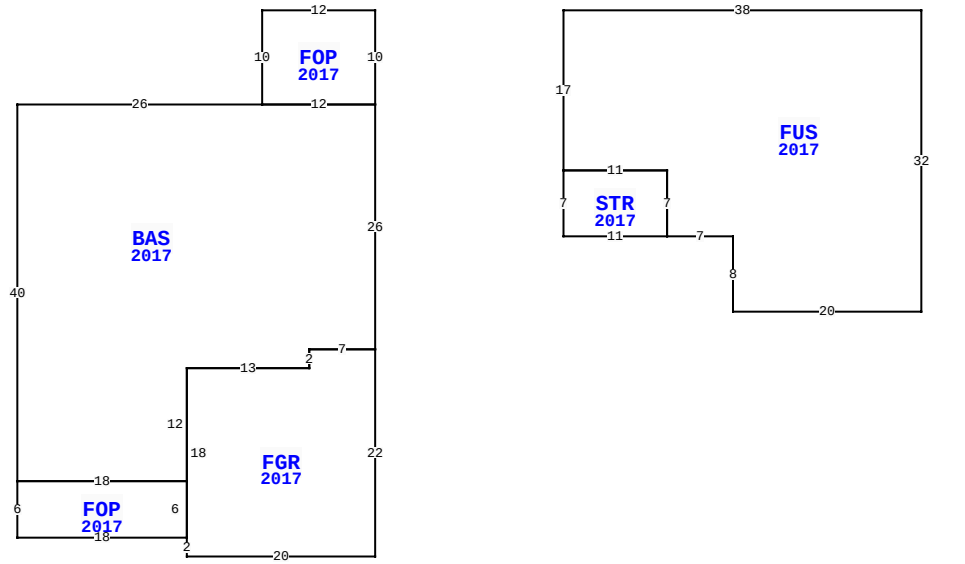
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	1,266	133,397
FGR	414	55	228	24,024
FOP	108	30	32	3,372
FOP	120	30	36	3,794
FUS	995	100	995	104,842
STR	77	10	8	843
TOTALS	2,980		2,565	270,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,565	113.7600	108.07	277,200	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2261 HX Base Yr 2018



75007 GLENSPRING WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,270
TOTAL MARKET OB/XF VALUE		10,472
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		335,742
SOH/AGL Deduction		117,175
ASSESSED VALUE		218,567
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,567
TOTAL JUST VALUE		335,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002667	CO ISSUED	0	03/30/2017
B1633262	NEW CONSTR	279,505	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2110/1545	3/30/2017	SW	Q	I	02	226,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GIVENS CALEB W & JA						
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

FOP=[YR=2017] W12 S10 BAS=[YR=2017] W26 S40 FOP=[YR=2017] S6 E18 FGR=[YR=2017] S2 E20 N22 W7 S2 W13 S18$ N6 W18$ E18 N12 E13 N2 E7 N26 W12$ E12 N10$ PTR=E20 FUS=[YR=2017] E38 S32 W20 N8 W7 STR=[YR=2017] W11 N7 E11 S7$ N7 W11 N17$ 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	678.00	SF	6.50	6.50	100	2017	2017	3	97	4,275	
2	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2017	2017	3	84	5,645	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 10,472

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	000136	C	SFR INT	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