LOT 73 MILITARY
IN OR 1546/1512
RIVER GLEN #1 PB 7/263

MILLER ARTHUR T/VAZQUEZ MYRNA
75088 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0073-0000

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	16	EPOXY STRP 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

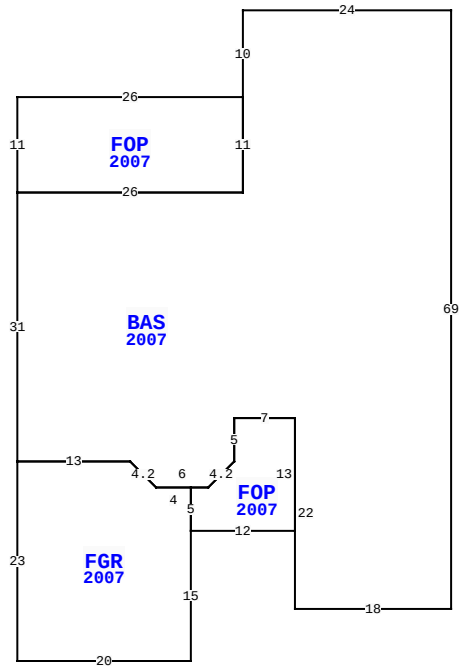
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,352	100	2007	2,352	228,702
FGR	444	55	2007	244	23,726
FOP	121	30	2007	36	3,501
FOP	286	30	2007	86	8,362
TOTALS	3,203			2,718	264,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,718	106.2720	106.27	288,842	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2008 Heated Area: 2352 HX Base Yr 2008



75088 GLENSPRING WAY, YULEE

BLD DATE	01/25/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,290
TOTAL MARKET OB/XF VALUE		3,468
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		322,758
SOH/AGL Deduction		139,321
ASSESSED VALUE		183,437
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		127,715
TOTAL JUST VALUE		322,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19608	ELEC OTHER	2,000	07/01/2007
M13008	MECH OTHER	0	06/01/2007
P12446	OTHER	0	06/01/2007
C19914	CO ISSUED	0	05/01/2007
B19914	NEW CONSTR	206,646	05/01/2007
R10366	REPAIR/RRF	5,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1512	1/17/2008	WD	U	I	21	230,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: MILLER ARTHUR T & M						
1494/0689	4/23/2007	WD	U	V	19	276,000
GRANTOR: RIVER GLEN LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S10 FOP=[YR=2007] W26 S11 E26 N11$ S11 W26 S31 FGR=[YR=2007] S23 E20 N15 FOP=[YR=2007] E12 N13 W7 S5 D3 L3 W2 S5$ N5 W4 U3 L3 W13$ E13 D3 R3 E6 U3 R3 N5 E7 S22 E18 N69$.

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	663.00	SF	5.20	5.20	100	2007	2007	3	87	2,999	
2	0810	CONCRETE A	0	100	28	3	83.00	SF	6.50	6.50	100	2007	2007	3	87	469	

LAND DESCRIPTION

TOTAL OB/XF 3,468

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	RES	100	0003		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 07/30/2025 BY SYS