LOT 74
IN OR 2107/359
RIVER GLEN #1 PB 7/263

SUGGS NJOYA K & DE'ANGELO
75082 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0074-0000

BUILDING CHARACTERISTICS

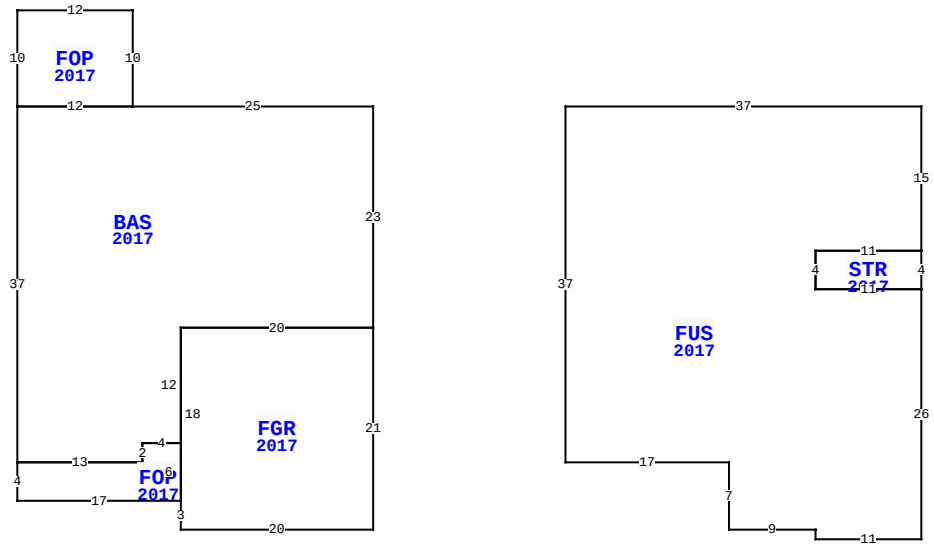
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	2017	1,081	113,653
FGR	420	55	2017	231	24,286
FOP	76	30	2017	23	2,418
FOP	120	30	2017	36	3,785
FUS	1,476	100	2017	1,476	155,182
STR	44	10	2017	4	421
TOTALS	3,217			2,851	299,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,851	108.9460	108.95	310,616	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2557 HX Base Yr 2018



75082 GLENSPRING WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,744
TOTAL MARKET OB/XF VALUE		4,306
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		359,050
SOH/AGL Deduction		123,448
ASSESSED VALUE		235,602
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,880
TOTAL JUST VALUE		359,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
162833	CO ISSUED	0	03/14/2017
B1633002	NEW CONSTR	310,796	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/0359	3/14/2017	WD	Q	I	01	221,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SUGGS NJOYA K & DE'						
2064/1840	8/12/2016	SW	U	V	30	322,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

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	690.00	SF	6.50	6.50	100	2017	2017	3	96	4,306	

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=20,0] E37 S15 W11 S4 E11 S26 W11 N1 W9 N7 W17 N37 $
BAS=[YR=2017;ORIG=0,0] W25 W12 S37 E13 N2 E4 N12 E20 N23 $
FGR=[YR=2017;ORIG=-20,41] S3 E20 N21 W20 S18 $
FOP=[YR=2017;ORIG=-25,0] N10 W12 S10 E12 $
FOP=[YR=2017;ORIG=-37,37] S4 E17 N6 W4 S2 W13 $
STR=[YR=2017;ORIG=57,15] W11 S4 E11 N4 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,306

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			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