LOT 75
RIVER GLEN #1 PB 7/263

FREDRICKSON STANLEY R & DONNA R
75078 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0075-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

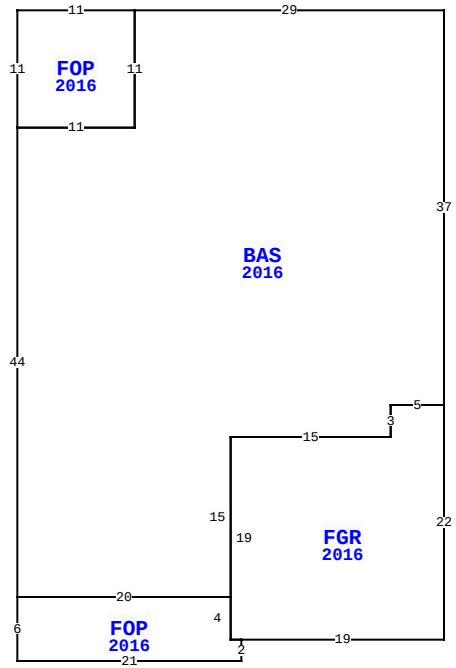
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	2016	1,764	181,835
FGR	395	55	2016	217	22,369
FOP	121	30	2016	36	3,711
FOP	122	30	2016	37	3,814
TOTALS	2,402			2,054	211,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	106.8200	106.82	219,408	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1764 HX Base Yr



75078 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		211,729
TOTAL MARKET OB/XF VALUE		4,483
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		271,212
SOH/AGL Deduction		3,433
ASSESSED VALUE		267,779
TOTAL EXEMPTION VALUE	13	267,779
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		271,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632425	CO ISSUED	0	09/28/2016
B1632425	NEW CONSTR	216,121	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0492	6/30/2022	WD	Q	I	01	380,000
GRANTOR: CASTALINE MATTHEW T &						
GRANTEE: FREDRICKSON STANLEY						
2454/0042	4/16/2021	WD	Q	I	01	259,000
GRANTOR: WEST ZACHARY T & LIND						
GRANTEE: CASTALINE MATTHEW T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 FOP=[YR=2016] W11 S11 E11 N11$ S11 W11 S44 FOP=[YR=2016] S6 E21 N2 FGR=[YR=2016] E19 N22 W5 S3 W15 S19 E1$ W1 N4 W20$ E20 N15 E15 N3 E5 N37$.

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	726.00	SF	6.50	6.50	100	2016	2016	3	95	4,483	

LAND DESCRIPTION

TOTAL OB/XF 4,483

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