LOT 77
IN OR 1537/260
RIVER GLEN #1 PB 7/263

DOAN PHAT V/NGUYEN TRANG T
786 DUCK HOLLOW
VICTOR, NY 14564

2025

11-2N-26-1830-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

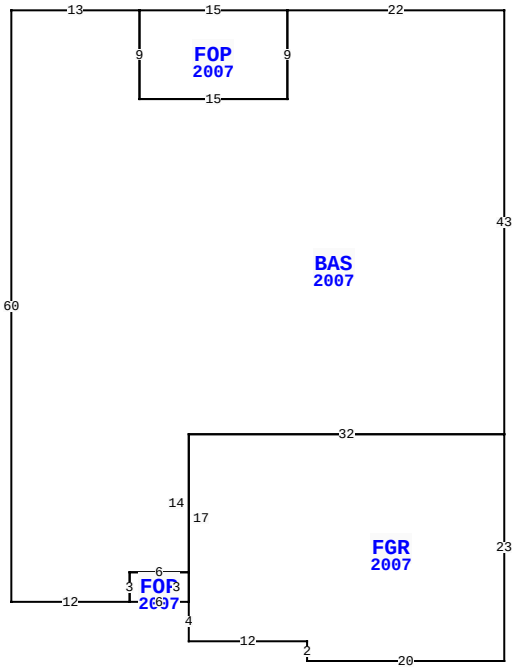
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,303	100	2007	2,303	230,406
FGR	712	55	2007	392	39,218
FOP	18	30	2007	5	501
FOP	135	30	2007	40	4,002
TOTALS	3,168			2,740	274,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,740	109.3440	109.34	299,592	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 2303 HX Base Yr



75072 GLENSPRING WAY, YULEE

BLD DATE	01/10/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	274,127
TOTAL MARKET OB/XF VALUE	4,195
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	333,322
SOH/AGL Deduction	0
ASSESSED VALUE	333,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,322
TOTAL JUST VALUE	333,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19846	ELEC OTHER	2,000	08/01/2007
M13169	MECH OTHER	0	08/01/2007
P12507	OTHER	0	06/01/2007
C19918	CO ISSUED	0	05/01/2007
B19918	NEW CONSTR	208,098	05/01/2007
R10369	REPAIR/RRF	5,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/0260	11/21/2007	WD	Q	I		254,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: DOAN PHAT V & TRANG						
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] W22 FOP=[YR=2007] W15 S9 E15 N9$ S9 W15 N9 W13 S60 E12 FOP=[YR=2007] E6 FGR=[YR=2007] S4 E12 S2 E20 N23 W32 S17$ N3 W6 S3$ N3 E6 N14 E32 N43$.

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	0	0	0	886.00	SF	5.20	5.20	100	2007	2007	3	87	4,008	
2	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	2007	2007	3	87	187	

LAND DESCRIPTION

TOTAL OB/XF 4,195

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	0	0003	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 07/30/2025 BY SYS