LOT 79
IN OR 2083/1953
RIVER GLEN #1 PB 7/263

GEORGE RAYMOND T
75064 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0079-0000

BUILDING CHARACTERISTICS

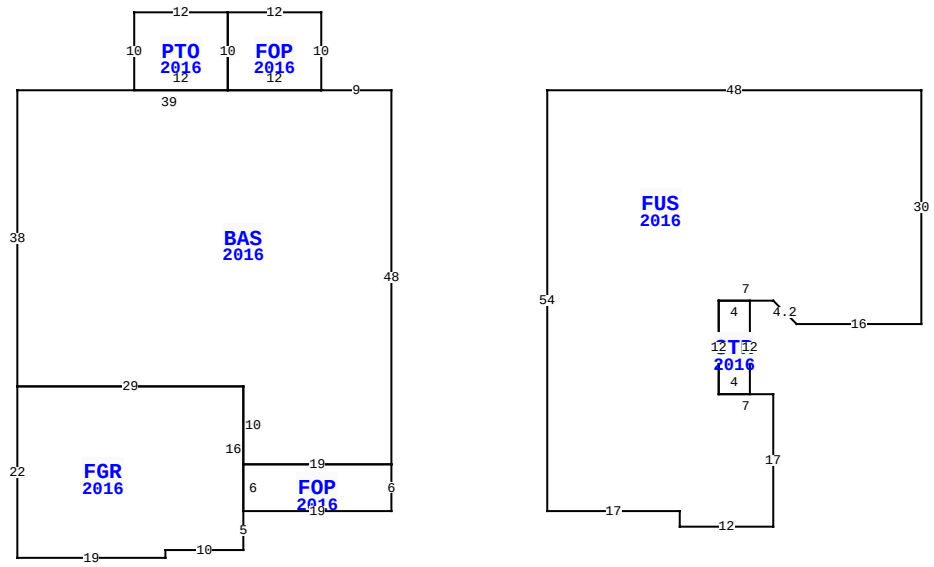
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	2,014	100	2016	2,014	195,200
FGR	628	55	2016	345	33,438
FOP	114	30	2016	34	3,296
FOP	120	30	2016	36	3,490
FUS	2,072	100	2016	2,072	200,821
PTO	120	5	2016	6	582
STR	48	10	2016	5	485
TOTALS	5,116			4,512	437,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,512	100.9640	100.96	455,532	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 4086 HX Base Yr 2022



75064 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		437,311
TOTAL MARKET OB/XF VALUE		5,933
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		498,244
SOH/AGL Deduction		68,465
ASSESSED VALUE		429,779
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		374,057
TOTAL JUST VALUE		498,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632370	CO ISSUED	0	11/10/2016
B1632370	NEW CONSTR	500,917	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2083/1953	11/15/2016	SW	Q	I	01	321,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: GEORGE RAYMOND T						
2008/0816	10/05/2015	SW	U	V	30	752,000
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	0811	CONCRETE B	0	100	0	0	1,201.00	SF	5.20	5.20	100	2016	2016	3	95	5,933	

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E48 S30 W16 U3L3 W7 S12 E7 S17 W12 N2 W17 N54 $
BAS=[YR=2016;ORIG=0,0] W9 W39 S38 E29 S10 E19 N48 $
FGR=[YR=2016;ORIG=-48,38] S22 E19 N1 E10 N5 N16 W29 $
FOP=[YR=2016;ORIG=-9,0] N10 W12 S10 E12 $
PTO=[YR=2016;ORIG=-21,-10] W12 S10 E12 N10 $
FOP=[YR=2016;ORIG=-19,54] E19 N6 W19 S6 $
STR=[YR=2016;ORIG=46,27] W4 S12 E4 N12 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,933

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	000135	C	RES NATURAL	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 07/30/2025 BY SYS