

LOT 82
IN OR 1596/1602
RIVER GLEN #1 PB 7/263

WILLIAMS JOHN H & PATRICIA H
75050 GLEN SPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0082-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	2,315	100	2008	2,315	240,859
FGR	712	55	2008	392	40,785
FOP	25	30	2008	8	833
FSP	126	40	2013	50	5,203
TOTALS	3,178			2,765	287,678

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,232.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,765	113.0880	113.09	312,694	2008	2008	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2009 Heated Area: 2315 HX Base Yr 2009											
BLD DATE	10/31/2008	KK	LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

75050 GLENSPRING WAY, YULEE											
TOTAL OB/XF 4,491											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		287,678	
TOTAL MARKET OB/XF VALUE		4,491	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		347,169	
SOH/AGL Deduction		148,585	
ASSESSED VALUE		198,584	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		147,862	
TOTAL JUST VALUE		347,169	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,308	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21694	CO ISSUED	208,824	10/29/2008
E21221	ELEC OTHER	2,000	09/01/2008
M14065	MECH OTHER	0	08/01/2008
B21694	NEW CONSTR	208,824	07/01/2008
R11412	REPAIR/RRF	5,000	07/01/2008
P13365	OTHER	0	07/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1596/1602	12/10/2008	WD	Q	I		295,400			
GRANTOR:TAYLOR WOODROW HOMES									
GRANTEE:WILLIAMS JOHN H & P									
1544/1610	1/04/2008	WD	U	V	21	100			
GRANTOR:MORRISON HOMES INC									
GRANTEE:TAYLOR WOODROW HOME									
BUILDING NOTES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W23 FSP=[YR=2013] W14 S9 E14 N9\$ S9 W14 N9 W13 S60 E13 FOP=[YR=2008] S2 E5 FGR=[YR=2008] S2 E12 S2 E20 N23 W32 S19\$ N5 W5 S3\$ N3 E5 N14 E32 N43\$.											