

LOT 83
IN OR 1721/339
RIVER GLEN #1 PB 7/263

OREE JOHN H
75046 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0083-0000



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	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	2,266	100	2008	2,266	214,143
FGR	459	55	2008	252	23,814
FOP	70	30	2008	21	1,984
FOP	254	30	2008	76	7,182
TOTALS	3,049			2,615	247,124

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,615	102.7200	102.72	268,613	2008	2008	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2021 Heated Area: 2266 HX Base Yr 2021											

NASSAU COUNTY PROPERTY		PAGE 1 of 1		4		
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE		247,124				
TOTAL MARKET OB/XF VALUE		3,659				
TOTAL LAND VALUE - MARKET		55,000				
TOTAL MARKET VALUE		305,783				
SOH/AGL Deduction		62,682				
ASSESSED VALUE		243,101				
TOTAL EXEMPTION VALUE		HX HB	50,722			
BASE TAXABLE VALUE		192,379				
TOTAL JUST VALUE		305,783				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		294,735				
PERMIT NUM	DESCRIPTION		AMT	ISSUED		
M13664	4 TON AC UNIT		0	03/01/2008		
P13045	OTHER		0	02/01/2008		
C20262	CO ISSUED		0	07/01/2007		
B20262	NEW CONSTR		202,158	07/01/2007		
R10587	REPAIR/RRF		5,000	07/01/2007		
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1721/0339	12/21/2009	QC	U	I	11	100
GRANTOR:OREE ARIANE N						
GRANTEE:OREE JOHN H						
1590/1111	10/24/2008	WD	Q	I		203,000
GRANTOR:TAYLOR MORRISON OF FL						
GRANTEE:OREE JOHN & ARIANE						
BUILDING NOTES						

TOTALS		3,049				2,615		247,124		75046 GLENSPRING WAY, YULEE					XF DATE				LAND DATE	
EXTRA FEATURES										INC DATE						AG DATE				
L N	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	766.00	SF	5.20	5.20	100	2008	2008	3	88	3,505				
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2008	2008	3	88	154				