LOT 84
IN OR 2227/208
RIVER GLEN #1 PB 7/263

JOHNSON DARRELL/DEBLOCK WHITNEY
75040 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0084-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 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

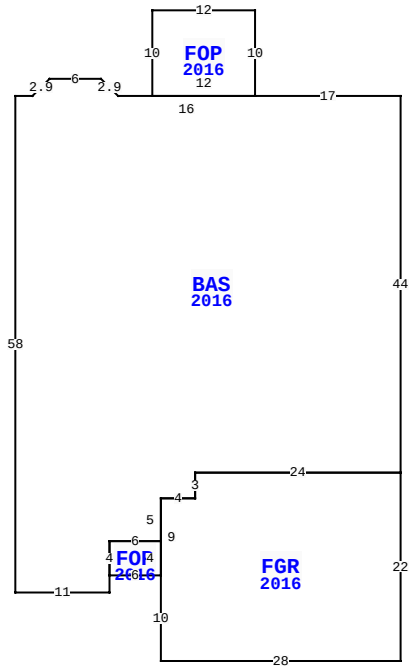
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100	2016	2,210	237,706
FGR	604	55	2016	332	35,710
FOP	24	30	2016	7	753
FOP	120	30	2016	36	3,873
TOTALS	2,958			2,585	278,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,585	111.4560	111.46	288,124	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2210 HX Base Yr 2020



75040 GLENSPRING WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,040
TOTAL MARKET OB/XF VALUE		5,152
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		338,192
SOH/AGL Deduction		85,602
ASSESSED VALUE		252,590
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		191,868
TOTAL JUST VALUE		338,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631671	CO ISSUED	0	05/12/2016
B1631671	NEW CONSTR	279,005	02/01/2016
P12512	OTHER	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/0208	10/01/2018	QC	U	I	11	100
GRANTOR: DEBLOCK WHITNEY NICOL						
GRANTEE: JOHNSON DARRELL & D						
2052/1309	6/13/2016	SW	Q	I	01	215,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: DEBLOCK WHITNEY NIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] N10 W12 S10 E12$ W16 U2 L2 W6 D2 L2 W2 S58 E11N2 FOP=[YR=2016] E6 FGR=[YR=2016] S10 E28 N22 W24 S3 W4 S9$ N4 W6 S4$ N4 E6 N5 E4 N3 E24 N44$.

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	1,043.00	SF	5.20	5.20	100	2016	2016	3	95	5,152	

LAND DESCRIPTION

TOTAL OB/XF 5,152

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