LOT 85
IN OR 2520/1245
RIVER GLEN #1 PB 7/263

CRAMM JEREMY & STEPHANIE
75034 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0085-0000

BUILDING CHARACTERISTICS

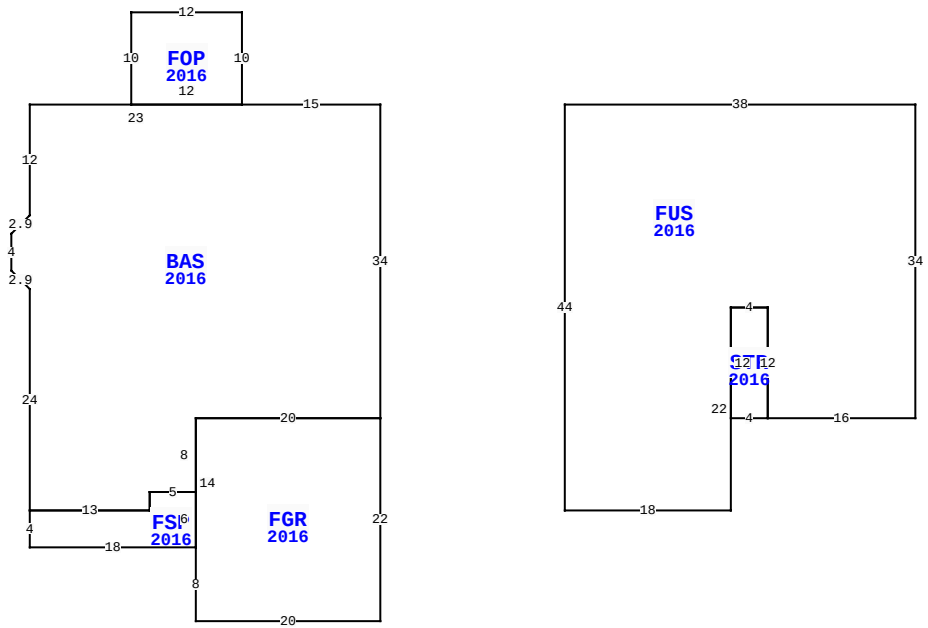
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,474	100	2016	1,474	149,438
FGR	440	55	2016	242	24,535
FOP	120	30	2016	36	3,650
FSP	82	40	2016	33	3,346
FUS	1,424	100	2016	1,424	144,369
STR	48	10	2016	5	507
TOTALS	3,588			3,214	325,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,214	105.0640	105.06	337,663	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2898 HX Base Yr 2022



75034 GLENSPRING WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,845
TOTAL MARKET OB/XF VALUE		4,502
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		385,347
SOH/AGL Deduction		50,808
ASSESSED VALUE		334,539
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,817
TOTAL JUST VALUE		385,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631669	CO ISSUED	0	05/11/2016
B1631669	NEW CONSTR	354,021	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/1245	12/02/2021	WD	Q	I	02	435,000
GRANTOR: SPECKNER OLIVER L & I						
GRANTEE: CRAMM JEREMY & STEP						
2059/0170	7/15/2016	WD	Q	I	01	260,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: SPECKNER OLIVER K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W15 W23 S12 D2L2 S4 D2R2 S24 E13 N2 E5 N8 E20 N34 $
FUS=[YR=2016;ORIG=20,0] E38 S34 W16 N12 W4 S22 W18 N44 $
FGR=[YR=2016;ORIG=-20,48] S8 E20 N22 W20 S14 $
FOP=[YR=2016;ORIG=-15,0] N10 W12 S10 E12 $
FSP=[YR=2016;ORIG=-38,44] S4 E18 N6 W5 S2 W13 $
STR=[YR=2016;ORIG=42,34] N12 W4 S12 E4 $
PTR=[ORIG=0,0] E20 W20 $
.

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	0810	CONCRETE A	0	100	0	0	729.00	SF	6.50	6.50	100	2016	2016	3	95	4,502	

LAND DESCRIPTION

TOTAL OB/XF 4,502

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