LOT 86
RIVER GLEN #1 PB 7/263

ANDERSON ALAN/
75030 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

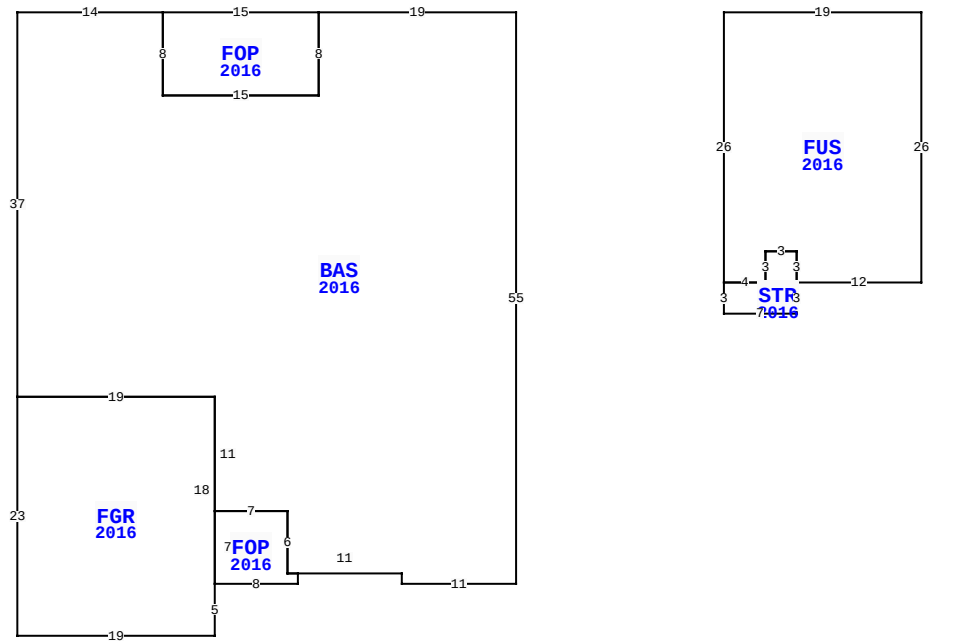
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	2,118	100	2016	2,118	221,903
FGR	437	55	2016	240	25,145
FOP	50	30	2016	15	1,572
FOP	120	30	2016	36	3,772
FUS	485	100	2016	485	50,813
STR	30	10	2016	3	315
TOTALS	3,240			2,897	303,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,897	108.5700	108.57	314,527	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2603 HX Base Yr 2017



75030 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		303,519
TOTAL MARKET OB/XF VALUE		12,879
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		371,398
SOH/AGL Deduction		167,370
ASSESSED VALUE		204,028
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		148,306
TOTAL JUST VALUE		371,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1361718	CO ISSUED	0	06/14/2016
B1631718	NEW CONSTR	0	03/01/2016
R11173	REPAIR/RRF	2,199	04/01/2008
B21282	NEW CONSTR	173,237	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	7/01/2016	CN	Q	I	01	272,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDERSON ALAN						
2016/0291	11/06/2015	SW	Q	V	05	180,000
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] W15 S8 E15 N8$ S8 W15 N8 W14 S37 FGR=[YR=2016] S23 E19 N5 FOP=[YR=2016] E8 N1 W1 N6 W7 S7$ N18 W19$ E19 S11 E7 S6 E11 S1 E11 N55$ PTR=E20 FUS=[YR=2016] E19 S26 W12 STR=[YR=2016] S3 W7 N3 E4 N3 E3 S3$ N3 W3 S3 W4 N26$ 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	771.00	SF	6.50	6.50	100	2016	2016	3	95	4,761	
2	0476	VF 6 SBPL	0	100	0	0	205.00	LF	32.00	32.00	100	2021	2021	3	96	6,298	
3	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	2024	2023		100	1,820	

LAND DESCRIPTION

TOTAL OB/XF 12,879

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	000100	C	RES	100	0003	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