LOT 136
IN OR 2048/1108
RIVER GLEN #1 PB 7/263

NAIR RAM & EILEEN
75093 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0136-0000

BUILDING CHARACTERISTICS

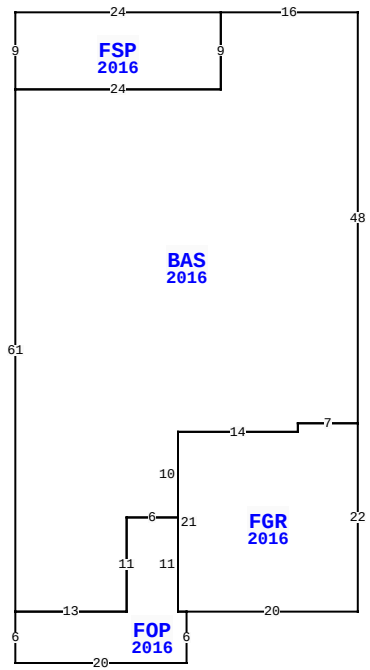
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,070	100	2016	2,070	218,764
FGR	448	55	2016	246	25,998
FOP	186	30	2016	56	5,918
FSP	216	40	2016	86	9,089
TOTALS	2,920			2,458	259,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,458	109.6320	109.63	269,471	2016	2016	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2017 Heated Area: 2070 HX Base Yr 2017



75093 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		259,770
TOTAL MARKET OB/XF VALUE		4,483
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		319,253
SOH/AGL Deduction		111,018
ASSESSED VALUE		208,235
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,513
TOTAL JUST VALUE		319,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631667	CO ISSUED	0	05/12/2016
B1631667	NEW CONSTR	257,346	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2048/1108	5/25/2016	SW	Q	I	01	215,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: NAIR RAM & EILEEN						
2008/0816	10/05/2015	SW	U	V	30	752,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FSP=[YR=2016] W24 S9 E24 N9$ S9 W24 S61
FOP=[YR=2016] S6 E20 N6 FGR=[YR=2016] E20 N22 W7 S1 W14 S21
E1$ W1 N11 W6 S11 W13$ E13 N11 E6 N10 E14 N1 E7 N48$.

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	726.00	SF	6.50	6.50	100	2016	2016	3	95	4,483	

LAND DESCRIPTION

TOTAL OB/XF 4,483

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	000134	C	RES POND	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