LOT 137
IN OR 2055/1262
RIVER GLEN #1 PB 7/263

CHAMBERS SHERRI
75087 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0137-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

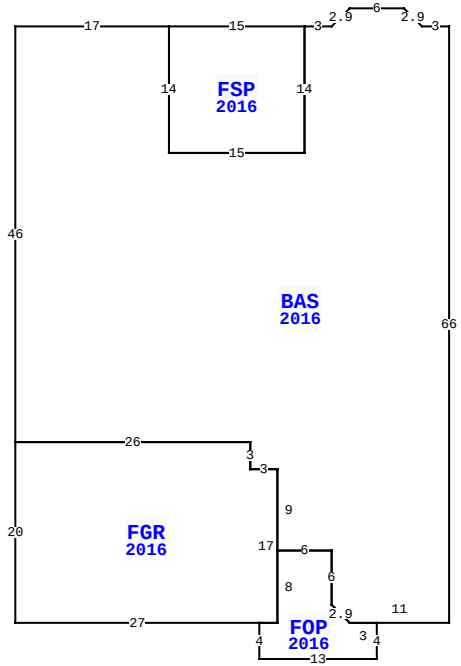
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,353	100	2016	2,353	243,887
FGR	571	55	2016	314	32,546
FOP	102	30	2016	31	3,213
FSP	210	40	2016	84	8,707
TOTALS	3,236			2,782	288,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,782	107.5200	107.52	299,121	2016	2016	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2017 Heated Area: 2353 HX Base Yr 2017



75087 GLENSPRING WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,353
TOTAL MARKET OB/XF VALUE		15,196
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,549
SOH/AGL Deduction		216,638
ASSESSED VALUE		141,911
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,189
TOTAL JUST VALUE		358,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633063	ADDITION	0	09/16/2016
B1631808	CO ISSUED	0	06/27/2016
B1631808	NEW CONSTR	298,144	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/1262	6/29/2016	SW	Q	I	01	233,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: CHAMBER SHERRI						
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] W3 U2 L2 W6 D2 L2 W3 FSP=[YR=2016] W15 S14 E15 N14$ S14 W15 N14 W17 S46 FGR=[YR=2016] S20 E27FOP=[YR=2016] S4 E13 N4 W3 U2 L2 N6 W6 S8 W2$ E2 N17 W3 N3 W26$ E26 S3 E3 S9 E6 S6 D2 R2 E11 N66$.

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	1,189.00	SF	5.20	5.20	100	2016	2016	3	95	5,874	
2	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2016	2016	3	78	4,867	
3	0855	CONC PAVER	0	100	0	0	450.00	SF	10.00	10.00	100	2022	2022	3	99	4,455	

LAND DESCRIPTION

TOTAL OB/XF 15,196

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