LOT 138
RIVER GLEN #1 PB 7/263

CARTER KEELA
75077 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0138-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

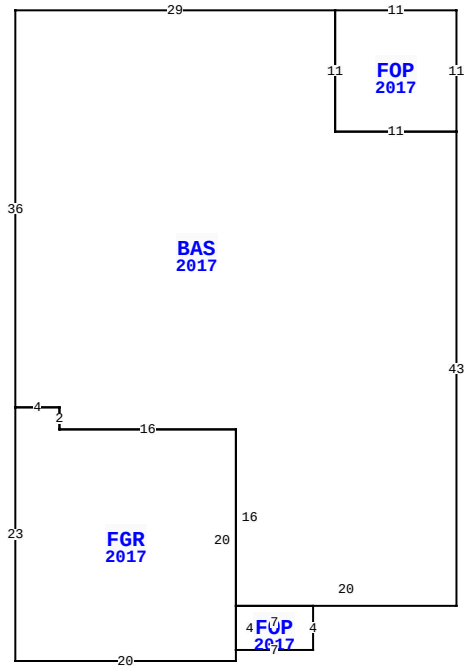
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2017	1,711	177,103
FGR	428	55	2017	235	24,325
FOP	28	30	2017	8	828
FOP	121	30	2017	36	3,727
TOTALS	2,288			1,990	205,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	106.8200	106.82	212,572	2017	2017	0	0	0	3.10	96.90

1 SINGLE FAM – 100% - 2019 Heated Area: 1711 HX Base Yr 2019



75077 GLENSPRING WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,982
TOTAL MARKET OB/XF VALUE		5,142
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		266,124
SOH/AGL Deduction		77,577
ASSESSED VALUE		188,547
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,825
TOTAL JUST VALUE		266,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001504	CO ISSUED	0	02/24/2017
B1632871	NEW CONSTR	214,134	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	2/28/2017	CN	Q	I	01	187,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CARTER KEELA						
2058/1620	7/15/2016	SW	U	V	30	344,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W11 BAS=[YR=2017] W29 S36 FGR=[YR=2017] S23 E20 N1 FOP=[YR=2017] E7 N4 W7 S4$ N20 W16 N2 W4$ E4 S2 E16 S16 E20 N43 W11 N11$ S11 E11 N11$.

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	824.00	SF	6.50	6.50	100	2017	2017	3	96	5,142	

LAND DESCRIPTION

TOTAL OB/XF 5,142

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		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