LOT 143
IN OR 1606/1899
RIVER GLEN #1 PB 7/263

CALDWELL KENNETH E
75027 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0143-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

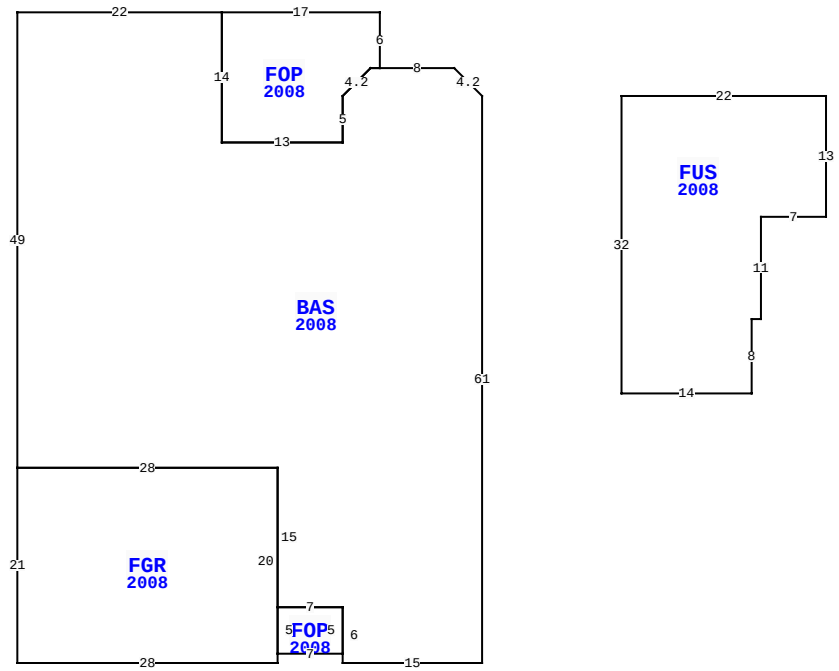
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,589	100	2008	2,589	229,375
FGR	588	55	2008	323	28,617
FOP	35	30	2008	10	886
FOP	211	30	2008	63	5,582
FUS	563	100	2008	563	49,880
TOTALS	3,986			3,548	314,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,548	96.3000	96.30	341,672	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2010 Heated Area: 3152 HX Base Yr 2010



75027 GLENSPRING WAY, YULEE

BLD DATE	11/24/2008 KK	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		314,338
TOTAL MARKET OB/XF VALUE		7,292
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		376,630
SOH/AGL Deduction		159,978
ASSESSED VALUE		216,652
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,930
TOTAL JUST VALUE		376,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21765	CO ISSUED	0	01/20/2009
M14172	H/AC	0	10/01/2008
E21277	ELEC OTHER	2,000	09/01/2008
R11503	REPAIR/RRF	5,000	08/01/2008
B21765	NEW CONSTR	260,964	08/01/2008
P13409	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1606/1899	2/17/2009	WD	Q	I	01	305,800
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: CALDWELL KENNETH E						
1544/1610	1/04/2008	WD	U	V	21	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: TAYLOR WOODROW HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W8 FOP=[YR=2008] N6 W17 S14 E13 N5 U3 R3 E1$ W1 D3 L3 S5 W13 N14 W22 S49 FGR=[YR=2008] S21 E28 N1 FOP=[YR=2008] E7 N5 W7 S5$ N20 W28$ E28 S15 E7 S6 E15 N61$ PTR=E15 FUS=[YR=2008] E22 S13 W7 S11 W1 S8 W14 N32$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,123.00	SF	4.00	4.00	100	2008	2008	3	88	3,953	
3	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2008	2008	3	88	154	

LAND DESCRIPTION

TOTAL OB/XF 7,292

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