

LOT 144
IN OR 2116/835
RIVER GLEN #1 PB 7/263

BOLIBRZUCH JAY & HELENE
75021 GLENSPRING WAY
YULEE, FL 32097

2025

11-2N-26-1830-0144-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 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		4 100			
Bathrooms		2.5 100			
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	1,508	100	2017	1,508	154,087
FGR	460	55	2017	253	25,851
FOP	54	30	2017	16	1,634
FOP	120	30	2021	36	3,678
FUS	1,452	100	2017	1,452	148,365
STR	56	10	2017	6	613
TOTALS	3,650			3,271	334,230

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,271	105.3400	105.34	344,567	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2018 Heated Area: 2960 HX Base Yr 2018											
75021 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										334,230		
TOTAL MARKET OB/XF VALUE										11,151		
TOTAL LAND VALUE - MARKET										55,000		
TOTAL MARKET VALUE										400,381		
SOH/AGL Deduction										138,229		
ASSESSED VALUE										262,152		
TOTAL EXEMPTION VALUE					HX HB					50,722		
BASE TAXABLE VALUE										211,430		
TOTAL JUST VALUE										400,381		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										385,569		