LOT 118
IN OR 2066/174
TIMBER CREEK PLANTATION #1

GLUNTZ DOUGLAS & MARY
76052 HARLEY CT
YULEE, FL 32097

2025

11-2N-26-2050-0118-0000

BUILDING CHARACTERISTICS

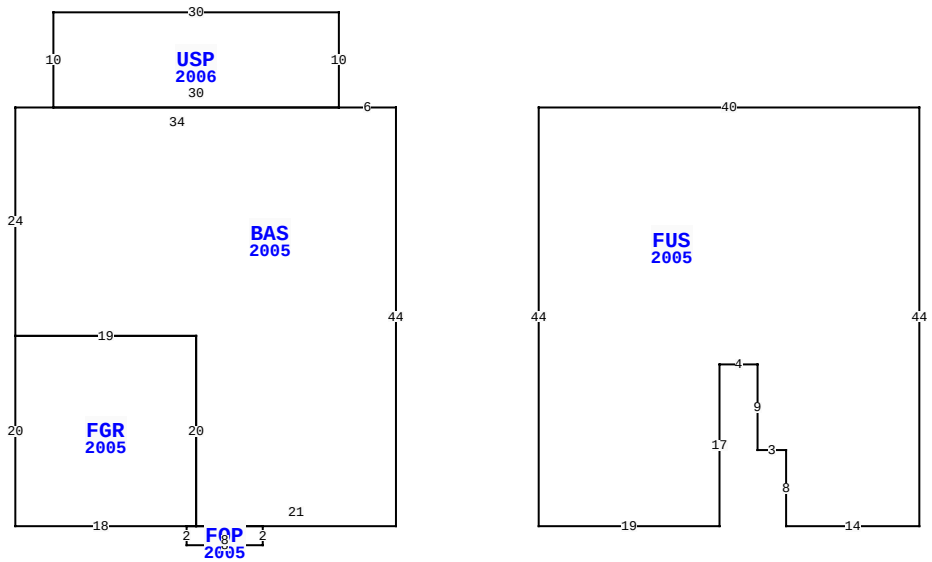
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2005	1,380	122,367
FGR	380	55	2005	209	18,533
FOP	16	30	2005	5	443
FUS	1,668	100	2005	1,668	147,905
USP	300	30	2006	90	7,980
TOTALS	3,744			3,352	297,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,352	97.9800	97.98	328,429	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2017 Heated Area: 3048 HX Base Yr 2017



76052 HARLEY CT, 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		297,228
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		352,228
SOH/AGL Deduction		122,646
ASSESSED VALUE		229,582
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,860
TOTAL JUST VALUE		352,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13466	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2066/0174	8/12/2016	WD	Q	I	01	229,000
GRANTOR: HARWOOD PATRICK J & L						
GRANTEE: GLUNTZ DOUGLAS & MA						
1324/1345	6/10/2005	WD	U	I	07	100
GRANTOR: MARONDA HOMES INC						
GRANTEE: HARWOOD PATRICK J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W6 USP=[YR=2006] N10 W30 S10 E30$ W34 S24 FGR=[YR=2005] S20 E18 FOP=[YR=2005] S2 E8 N2 W8$ E1 N20 W19$ E19 S20 E21 N44$ PTR=E15 FUS=[YR=2005] E40 S44 W14 N8 W3 N9 W4 S17 W19 N44$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS