LOT 81
RIVER GLEN #1 PB 7/263

VEREA EUGENIO M & MARTHA
75054 GLENSPRING WAY
YULEE, FL 32097

2026

11-2N-26-1830-0081-0000

BUILDING CHARACTERISTICS

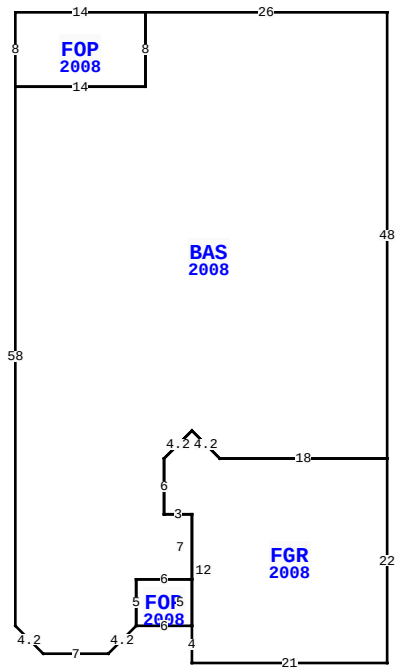
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,123	100	2008	2,123	217,876
FGR	489	55	2008	269	27,606
FOP	30	30	2008	9	923
FOP	112	30	2008	34	3,489
TOTALS	2,754			2,435	249,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,435	106.8200	112.16	273,110	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2022 Heated Area: 2123 HX Base Yr 2022



BLD DATE	05/15/2008 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75054 GLENSPRING WAY, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,896
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		303,896
SOH/AGL Deduction		35,941
ASSESSED VALUE		267,955
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,544
TOTAL JUST VALUE		303,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13698	3.5 TON UNIT	0	03/01/2008
P13048	OTHER	0	02/01/2008
C20397	CO ISSUED	0	08/01/2007
R10645	REPAIR/RRF	5,000	08/01/2007
B20397	NEW CONSTR	181,434	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2425/1975	1/12/2021	WD	U	I	11	100
GRANTOR: HUERTA AMANDA						
GRANTEE: VEREA EUGENIO M & M						
2425/1974	1/12/2021	WD	Q	I	01	260,000
GRANTOR: HUERTA LUIS JR						
GRANTEE: VEREA EUGENIO M & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 FOP=[YR=2008] W14 S8 E14 N8$ S8 W14 S58 D3 R3 E7 U3 R3 FOP=[YR=2008] E6 FGR=[YR=2008] S4 E21 N22 W18 U3 L3 D3 L3 S6 E3 S12$ N5 W6 S5$ N5 E6 N7 W3 N6 U3 R3 D3 R3 E18 N48$.

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS