

LOT 83
IN OR 1721/339
RIVER GLEN #1 PB 7/263

OREE JOHN H
75046 GLENSPRING WAY
YULEE, FL 32097

2026

11-2N-26-1830-0083-0000



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		2 100			
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	2,266	100	2008	2,266	223,636
FGR	459	55	2008	252	24,871
FOP	70	30	2008	21	2,072
FOP	254	30	2008	76	7,500
TOTALS	3,049			2,615	258,079

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,615	102.7200	107.86	282,054	2008	2008	0	0	0	8.50	91.50
1 SINGLE FAM 100% - 2021 Heated Area: 2266 HX Base Yr 2021												