LOT 136
IN OR 2048/1108
RIVER GLEN #1 PB 7/263

NAIR RAM & EILEEN
75093 GLENSPRING WAY
YULEE, FL 32097

2026

11-2N-26-1830-0136-0000

BUILDING CHARACTERISTICS

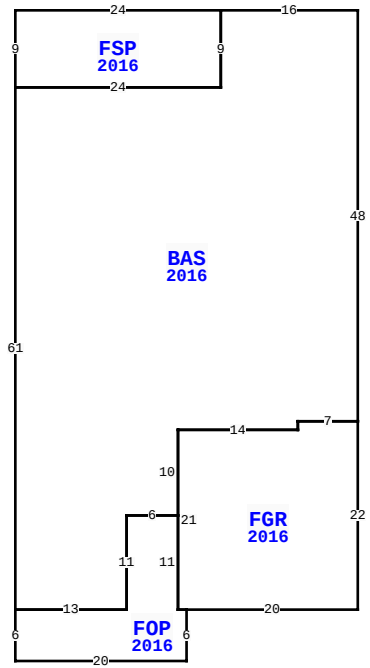
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,070	100	2016	2,070	228,509
FGR	448	55	2016	246	27,156
FOP	186	30	2016	56	6,182
FSP	216	40	2016	86	9,493
TOTALS	2,920			2,458	271,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,458	109.6320	115.11	282,940	2016	2016	0	0	0	4.10	95.90

1 SINGLE FAM 100% - 2017 Heated Area: 2070 HX Base Yr 2017



75093 GLENSPRING WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,339
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		325,339
SOH/AGL Deduction		111,482
ASSESSED VALUE		213,857
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,446
TOTAL JUST VALUE		325,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631667	CO ISSUED	0	05/12/2016
B1631667	NEW CONSTR	257,346	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2048/1108	5/25/2016	SW	Q	I	01	215,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: NAIR RAM & EILEEN						
2008/0816	10/05/2015	SW	U	V	30	752,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FSP=[YR=2016] W24 S9 E24 N9$ S9 W24 S61
FOP=[YR=2016] S6 E20 N6 FGR=[YR=2016] E20 N22 W7 S1 W14 S21
E1$ W1 N11 W6 S11 W13$ E13 N11 E6 N10 E14 N1 E7 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	000134	C	RES POND	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