LOT 139
RIVER GLEN #1 PB 7/263

GUTHRIE JENNIFER D
75063 GLENSPRING WAY
YULEE, FL 32097

2026

11-2N-26-1830-0139-0000

BUILDING CHARACTERISTICS

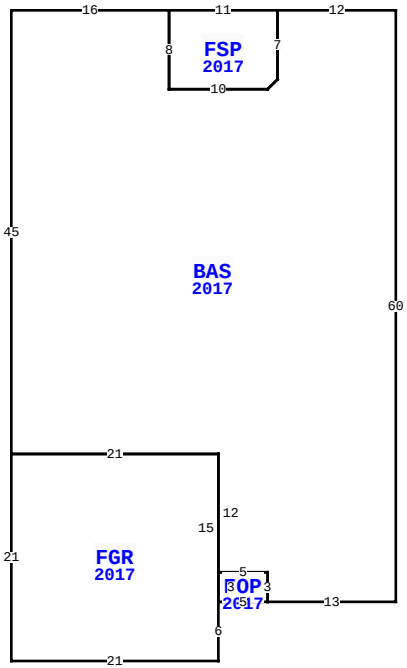
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,923	100	2017	1,923	217,837
FGR	441	55	2017	243	27,527
FOP	15	30	2017	4	453
FSP	88	40	2017	35	3,965
TOTALS	2,467			2,205	249,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,205	111.9160	117.51	259,110	2017	2017	0	0	0	3.60	96.40

1 SINGLE FAM 100% - 2026 Heated Area: 1923 HX Base Yr 2026



75063 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		249,782
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		303,782
SOH/AGL Deduction		122,242
ASSESSED VALUE		181,540
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,129
TOTAL JUST VALUE		303,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002364	CO ISSUED	0	03/22/2017
B1633003	NEW CONSTR	237,949	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2812/1666	8/28/2025	WD	Q	I	01	327,000
GRANTOR: BURROWS GLORIA HARTER						
GRANTEE: GUTHRIE JENNIFER D						
2803/3	7/25/2025	QC	U	I	11	100
GRANTOR: JONES GLORIA H						
GRANTEE: BURROWS GLORIA HART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FSP=[YR=2017] W11 S8 E10 U1 R1 N7$ S7 D1 L1 W10 N8 W16 S45 FGR=[YR=2017] S21 E21 N6 FOP=[YR=2017] E5 N3 W5 S3$ N15 W21$ E21 S12 E5 S3 E13 N60$.

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