LOT 143
IN OR 1606/1899
RIVER GLEN #1 PB 7/263

CALDWELL KENNETH E
75027 GLENSPRING WAY
YULEE, FL 32097

**2026**

**11-2N-26-1830-0143-0000**

## NASSAU COUNTY PROPERTY



## 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 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

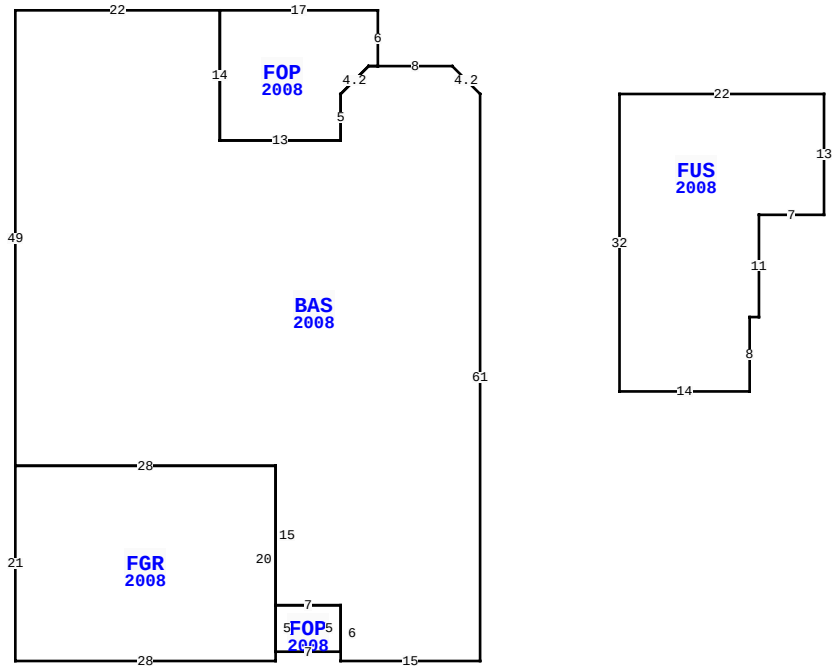
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,589 | 100 | 2008 | 2,589 | 239,547 |
| FGR | 588 | 55 | 2008 | 323 | 29,886 |
| FOP | 35 | 30 | 2008 | 10 | 925 |
| FOP | 211 | 30 | 2008 | 63 | 5,829 |
| FUS | 563 | 100 | 2008 | 563 | 52,092 |
| TOTALS | 3,986 | | | 3,548 | 328,278 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,548 | 96.3000 | 101.12 | 358,774 | 2008 | 2008 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM 100% - 2010 Heated Area: 3152 HX Base Yr 2010




75027 GLENSPRING WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 11/24/2008 KK | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 328,278 |
| TOTAL MARKET OB/XF VALUE | | 3,150 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 385,428 |
| SOH/AGL Deduction | | 162,926 |
| ASSESSED VALUE | | 222,502 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 171,091 |
| TOTAL JUST VALUE | | 385,428 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 376,630 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C21765 | CO ISSUED | 0 | 01/20/2009 |
| M14172 | H/AC | 0 | 10/01/2008 |
| E21277 | ELEC OTHER | 2,000 | 09/01/2008 |
| R11503 | REPAIR/RRF | 5,000 | 08/01/2008 |
| B21765 | NEW CONSTR | 260,964 | 08/01/2008 |
| P13409 | OTHER | 0 | 08/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1606/1899 | 2/17/2009 | WD | Q | I | 01 | 305,800 |
| GRANTOR: TAYLOR MORRISON OF FL | | | | | | |
| GRANTEE: CALDWELL KENNETH E | | | | | | |
| 1544/1610 | 1/04/2008 | WD | U | V | 21 | 100 |
| GRANTOR: MORRISON HOMES INC | | | | | | |
| GRANTEE: TAYLOR WOODROW HOME | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W8 FOP=[YR=2008] N6 W17 S14 E13 N5 U3 R3 E1$ W1 D3 L3 S5 W13 N14 W22 S49 FGR=[YR=2008] S21 E28 N1 FOP=[YR=2008] E7 N5 W7 S5$ N20 W28$ E28 S15 E7 S6 E15 N61$ PTR=E15 FUS=[YR=2008] E22 S13 W7 S11 W1 S8 W14 N32$ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2008 | 2008 | 3 | 90 | 3,150 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,150

| 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