LOT 144
IN OR 2116/835
RIVER GLEN #1 PB 7/263

BOLIBRZUCH JAY & HELENE
75021 GLENSPRING WAY
YULEE, FL 32097

2026

11-2N-26-1830-0144-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

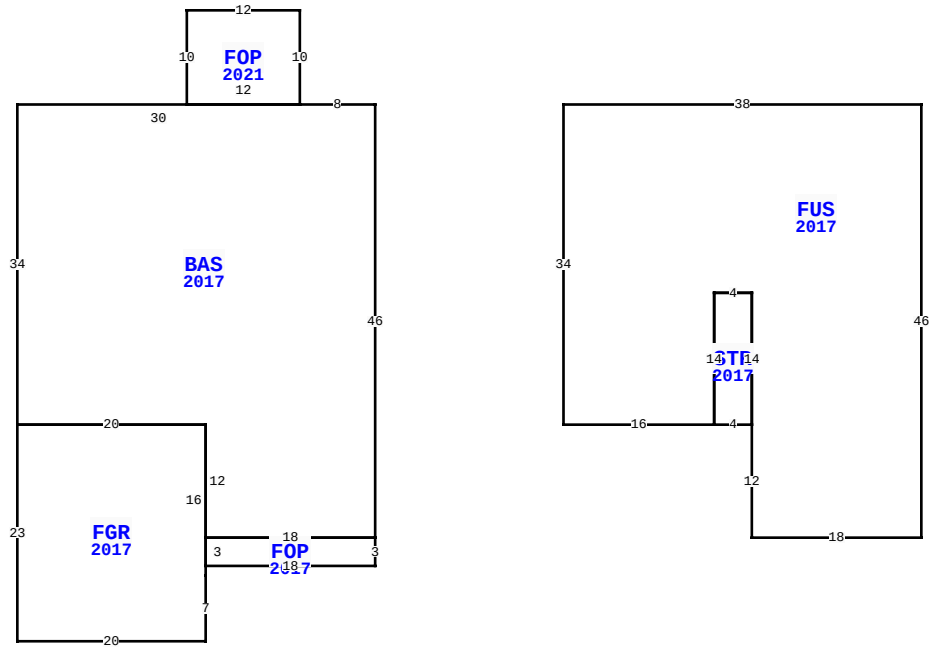
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	2017	1,508	160,962
FGR	460	55	2017	253	27,005
FOP	54	30	2017	16	1,708
FOP	120	30	2021	36	3,843
FUS	1,452	100	2017	1,452	154,985
STR	56	10	2017	6	641
TOTALS	3,650			3,271	349,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,271	105.3400	110.61	361,805	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 2960 HX Base Yr 2018



75021 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		349,142
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		403,142
SOH/AGL Deduction		133,912
ASSESSED VALUE		269,230
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,819
TOTAL JUST VALUE		403,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003687	CO ISSUED	0	04/26/2017
B1632994	NEW CONSTR	332,110	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2116/0835	4/26/2017	WD	Q	I	02	251,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BOLIBRZUCH JAY & HE						
2064/1840	8/12/2016	SW	U	V	30	322,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W8 W30 S34 E20 S12 E18 N46 $
FUS=[YR=2017;ORIG=20,0] E38 S46 W18 N12 N14 W4 S14 W16 N34 $
FGR=[YR=2017;ORIG=-38,34] S23 E20 N7 N16 W20 $
FOP=[YR=2021;ORIG=-8,0] N10 W12 S10 E12 $
STR=[YR=2017;ORIG=40,34] W4 N14 E4 S14 $
FOP=[YR=2017;ORIG=-18,49] E18 N3 W18 S3 $
PTR=[ORIG=0,0] E20 W20 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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