LOT 146
RIVER GLEN #1 PB 7/263

DAVIES BRYAN & SUSAN
75013 GLENSPRING WAY
YULEE, FL 32097

2026

11-2N-26-1830-0146-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

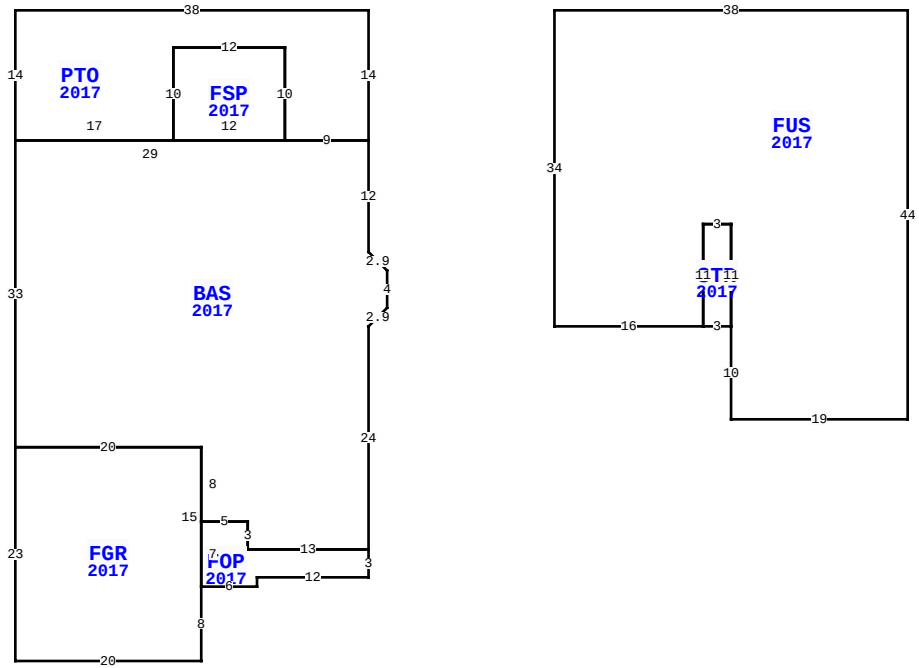
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	2017	1,449	156,007
FGR	460	55	2017	253	27,239
FOP	75	30	2017	22	2,369
FSP	120	40	2017	48	5,168
FUS	1,449	100	2017	1,449	156,007
PTO	412	5	2017	21	2,261
STR	33	10	2017	3	323
TOTALS	3,998			3,245	349,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,245	106.2600	111.57	362,045	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2026 Heated Area: 2898 HX Base Yr



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

75013 GLENSPRING WAY, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,373
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		403,373
SOH/AGL Deduction		0
ASSESSED VALUE		403,373
TOTAL EXEMPTION VALUE	13	403,373
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		403,373
NCON VALUE		22,688
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002674	CO ISSUED	0	03/30/2017
B1633229	NEW CONSTR	353,665	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2807/682	7/03/2025	WD	Q	I	01	488,000
GRANTOR: GRIFFIN THOMAS E IV &						
GRANTEE: DAVIES BRYAN & SUSA						
2570/1648	6/10/2022	WD	Q	I	01	455,000
GRANTOR: BAGINSKI JOHN JAMES						
GRANTEE: GRIFFIN THOMAS EDWI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-38,14] S33 E20 S8 E5 S3 E13 N24 U2R2 N4 U2L2 N12 W9 W29 $
FUS=[YR=2017;ORIG=20,0] E38 S44 W19 N10 N11 W3 S11 W16 N34 $
PTO=[YR=2017;ORIG=0,0] W38 S14 E17 N10 E12 S10 E9 N14 $
FGR=[YR=2017;ORIG=-38,47] S23 E20 N8 N15 W20 $
FSP=[YR=2017;ORIG=-9,14] N10 W12 S10 E12 $
FOP=[YR=2017;ORIG=-18,62] E6 N1 E12 N3 W13 N3 W5 S7 $
STR=[YR=2017;ORIG=39,34] W3 N11 E3 S11 $
PTR=[ORIG=0,0] E20 W20 $
.

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