

LOT 93
IN OR 1565/1607
RIVER GLEN #1 PB 7/263

WALKER DOUGLAS J & ALISON E
75207 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0093-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

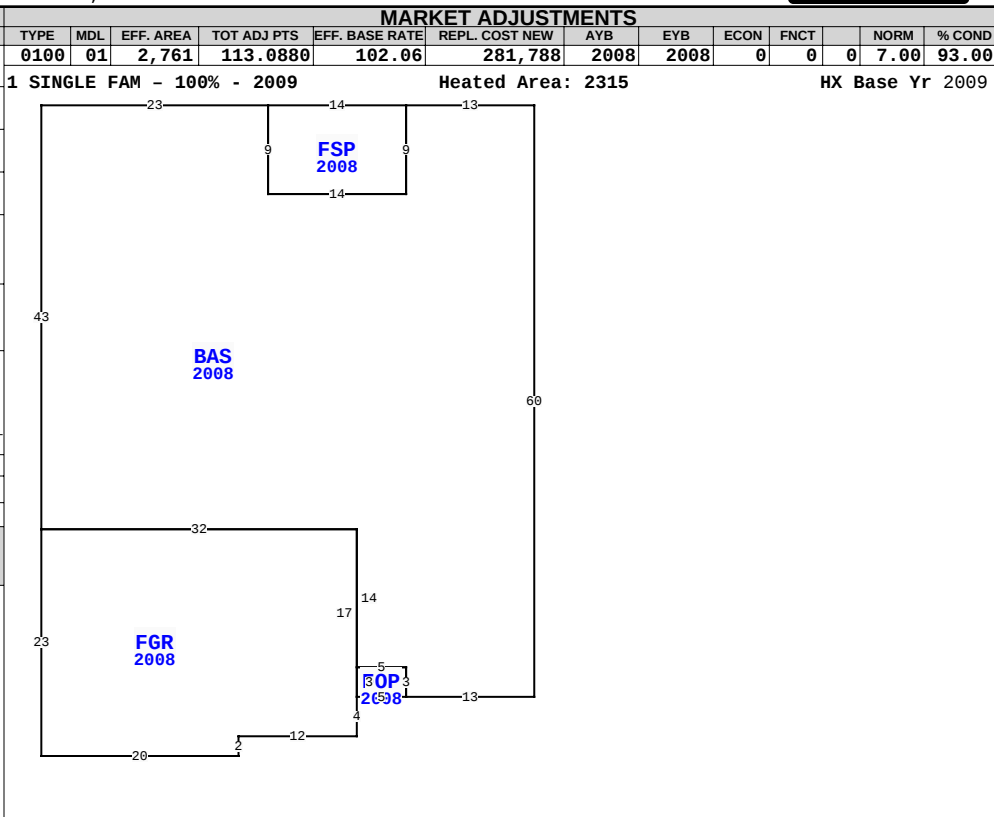
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,315	100	2,315	219,730
FGR	712	55	392	37,207
FOP	15	30	4	379
FSP	126	40	50	4,746

TOTALS	3,168		2,761	262,063
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	962.00	SF	5.20	5.20	4,502
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	211
3	0855	CONC PAVER	0	100	0	0	256.00	SF	10.00	10.00	2,534

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003		0.00	0.00	1.00	UT	



BLD DATE	05/01/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
75207 FERN CREEK DR, YULEE											7,247

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		262,063	
TOTAL MARKET OB/XF VALUE		7,247	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		324,310	
SOH/AGL Deduction		136,130	
ASSESSED VALUE		188,180	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		138,180	
TOTAL JUST VALUE		324,310	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,707	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13479	MECH OTHER	0	12/01/2007
E20210	ELEC OTHER	2,000	11/01/2007
C20661	C0 ISSUED	208,098	10/01/2007
R10788	REPAIR/RRF	5,000	10/01/2007
P12808	OTHER	0	10/01/2007
B20661	NEW CONSTR	208,098	10/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1565/1607	5/09/2008	WD	Q	I	
GRANTOR: TAYLOR MORRISON OF FL					SALE PRICE
GRANTEE: WALKER DOUGLAS J &					248,000
1544/1610	1/04/2008	WD	U	V	21
GRANTOR: MORRISON HOMES INC					100
GRANTEE: TAYLOR WOODROW HOME					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W13 FSP=[YR=2008] W14 S9 E14 N9\$ S9 W14 N9 W23 S43 FGR=[YR=2008] S23 E20 N2 E12 N4 FOP=[YR=2008] E5 N3 W5 S3\$ N17 W32\$ E32 S14 E5 S3 E13 N60\$.											