LOT 96
IN OR 1545/576
RIVER GLEN #1 PB 7/263

FERGUSON CHRISTOPHER
75219 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0096-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 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

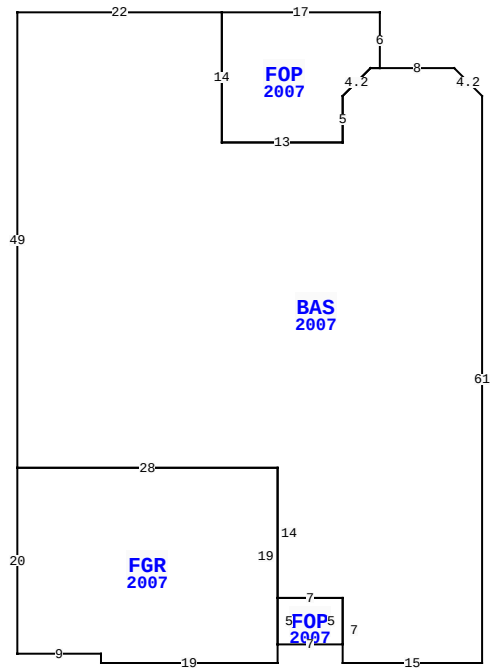
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,582	100	2,582	231,383
FGR	579	55	318	28,497
FOP	35	30	10	896
FOP	211	30	63	5,645
TOTALS	3,407		2,973	266,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,973	107.3480	96.88	288,024	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2009 Heated Area: 2582 HX Base Yr 2009



BLD DATE	02/07/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

75219 FERN CREEK DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,422
TOTAL MARKET OB/XF VALUE		3,833
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		325,255
SOH/AGL Deduction		136,222
ASSESSED VALUE		189,033
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,033
TOTAL JUST VALUE		325,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19985	ELEC OTHER	2,000	09/01/2007
M13307	MECH OTHER	0	09/01/2007
P12615	OTHER	0	08/01/2007
C20263	CO ISSUED	0	07/01/2007
B20263	NEW CONSTR	225,588	07/01/2007
R10588	REPAIR/RRF	5,000	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/0576	1/08/2008	WD	U	I	21	266,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: FERGUSON CHRISTOPHE						
1505/0133	6/11/2007	WD	U	V	19	459,900
GRANTOR: RIVER GLEN LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W8 FOP=[YR=2007] N6 W17 S14 E13 N5 U3 R3 E1$ W1 D3 L3 S5 W13 N14 W22 S49 FGR=[YR=2007] S20 E9 S1 E19 N2 FOP=[YR=2007] E7 N5 W7 S5$ N19 W28$ E28 S14 E7 S7 E15 N61$.

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	0812	CONCRETE C	0	100	0	0	1,033.00	SF	4.00	4.00	100	2007	2007	3	89	3,677	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2007	2007	3	89	156	

LAND DESCRIPTION

TOTAL OB/XF 3,833

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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/26/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS