



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 90   |
| Exterior Wall            | 21 | STONE 10       |
| 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                 | 4  | 100            |
| Bathrooms                | 2  | 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 |
|---------|--|----------|----|

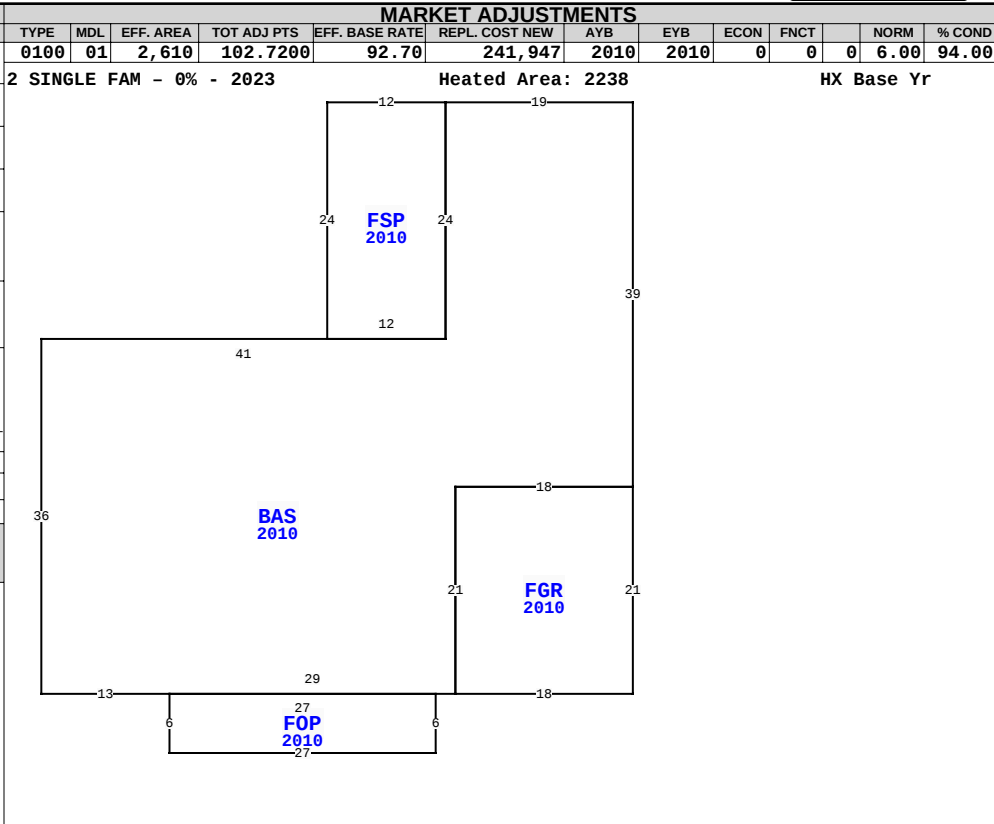
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 5009.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,238            | 100         | 2,238        | 195,015              |
| FGR       | 378              | 55          | 208          | 18,125               |
| FOP       | 162              | 30          | 49           | 4,269                |
| FSP       | 288              | 40          | 115          | 10,021               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,066 |  | 2,610 | 227,430 |
|--------|-------|--|-------|---------|

| 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   | 0   | 0  | 0 | 627.00 | SF | 5.20  | 5.20           |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 21 | 3 | 63.00  | SF | 6.50  | 6.50           |       |
| 3              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 382.00 | SF | 6.50  | 6.50           |       |

| 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                  | 0   | 0003 |          | 0.00  | 0.00  | 1.00        | UT        |       |



|                            |
|----------------------------|
| 75245 FERN CREEK DR, YULEE |
|----------------------------|

| TOTAL OB/XF |            |             |     |     |    |   |        |    |       |                |       |
|-------------|------------|-------------|-----|-----|----|---|--------|----|-------|----------------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1           | 0811       | CONCRETE B  | 0   | 0   | 0  | 0 | 627.00 | SF | 5.20  | 5.20           |       |
| 2           | 0810       | CONCRETE A  | 0   | 0   | 21 | 3 | 63.00  | SF | 6.50  | 6.50           |       |
| 3           | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 382.00 | SF | 6.50  | 6.50           |       |

| TOTAL OB/XF |            |             |     |     |    |   |        |    |       |                |       |
|-------------|------------|-------------|-----|-----|----|---|--------|----|-------|----------------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1           | 0811       | CONCRETE B  | 0   | 0   | 0  | 0 | 627.00 | SF | 5.20  | 5.20           |       |
| 2           | 0810       | CONCRETE A  | 0   | 0   | 21 | 3 | 63.00  | SF | 6.50  | 6.50           |       |
| 3           | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 382.00 | SF | 6.50  | 6.50           |       |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 227,430   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 5,835     |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 55,000    |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 288,265   |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 0         |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 288,265   |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0         |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 288,265   |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 288,265   |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  | 0         |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 247,673   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C23303     | CO ISSUED   | 0       | 05/21/2010 |
| P14168     | PLUMBING    | 0       | 03/01/2010 |
| B23303     | NEW CONSTR  | 302,886 | 02/01/2010 |
| E22436     | ELEC OTHER  | 0       | 02/01/2010 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2558/1896                      | 4/26/2022 | WD           | Q      | I      | 01        | 405,000       |
| GRANTOR: VAHSEN MICHAEL J      |           |              |        |        |           |               |
| GRANTEE: ENFIELD JAMES WILLI   |           |              |        |        |           |               |
| 2336/1844                      | 1/28/2020 | WD           | Q      | I      | 01        | 248,500       |
| GRANTOR: STANTON BRIAN L & KRI |           |              |        |        |           |               |
| GRANTEE: VAHSEN MICHAEL J      |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2010] W19 FSP=[YR=2010] W12 S24 E12 N24 \$ S24 W41 S36 E13 FOP=[YR=2010] S6 E27 N6 W27 \$ E29 FGR=[YR=2010] E18 N21 W18 S21 \$ N21 E18 N39 \$ . |  |  |  |  |  |  |  |  |  |  |  |