

LOT 101
IN OR 1692/634
RIVER GLEN #1 PB 7/263

MITCHELL MICHAEL A & SAMARA Y
75250 FERN CREEK DR
YULEE, FL 32097

2023

11-2N-26-1830-0101-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	146,976
FGR	616	55	339	29,103
FOP	256	30	77	6,610
FUS	2,226	100	2,226	191,103
UOP	45	20	9	773
USP	216	30	65	5,580

TOTALS 5,071 4,428 380,144

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
1	0811	CONCRETE B	0 100	0	0	900.00	SF	5.20	5.20	100	2010	2010	3	92	4,306	
2	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	6.50	100	2010	2010	3	92	197	
3	0911	SCRN RM A	0 100	0	0	600.00	SF	17.50	17.50	100	2018	2018	3	86	9,030	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/29/2019 BY KB

MARKET ADJUSTMENTS													1 SINGLE FAM - 100% - 2021				Heated Area: 3938				HX Base Yr			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND												
0100	01	4,428	101.2000	91.33	404,409	2010	2010	0	0	0	6.00	94.00												

75250 FERN CREEK DR, YULEE

BLD DATE 08/16/2010 KK LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

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
1	0811	CONCRETE B	0 100	0	0	900.00	SF	5.20	5.20	100	2010	2010	3	92	4,306	
2	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	6.50	100	2010	2010	3	92	197	
3	0911	SCRN RM A	0 100	0	0	600.00	SF	17.50	17.50	100	2018	2018	3	86	9,030	

TOTAL OB/XF 13,533

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY													PAGE 1 of 1				4			
VALUATION SUMMARY													STANDARD							
VALUATION BY													Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE													380,144							
TOTAL MARKET OB/XF VALUE													13,533							
TOTAL LAND VALUE - MARKET													55,000							
TOTAL MARKET VALUE													448,677							
SOH/AGL Deduction													0							
ASSESSED VALUE													448,677							
TOTAL EXEMPTION VALUE													13				448,677			
BASE TAXABLE VALUE													0							
TOTAL JUST VALUE													448,677							
NCON VALUE													0							
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE													387,738							

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1692/0634 6/28/2010 WD Q I 01 261,300

GRANTOR: MARONDA HOMES INC

GRANTEE: MITCHELL MICHAEL A

1662/0504 1/26/2010 WD U V 30 39,900

GRANTOR: RIVER GLEN LLC

GRANTEE: MARONDA HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W21 USP=[YR=2013] N9 W24 UOP=[YR=2013] W5 S9

E5 N9\$ S9 E24\$ W33 S44 FOP=[YR=2010] S8 E26 N8 FGR=[YR=2010]

E28 N22 W28 S22\$ N4 W12 S4 W14\$ E14 N4 E12N18 E28 N22\$

PTR=E15 FUS=[YR=2010] E54 S44 W28 N8 W3 N6 W9 S14 W14 N44\$

W15\$.