

LOT 103
IN OR 2215/1466
RIVER GLEN #1 PB 7/263

ROSS WILLIAM F JR & SUHEILA M
75236 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0103-0000



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	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD2 Adjustme	SF .SF 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	110,353
FGR	616	55	339	21,852
FOP	256	30	77	4,963
FSP	300	40	120	7,735
FUS	2,226	100	2,226	143,485

TOTALS 5,110 4,474 288,390

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	0812	CONCRETE C	0 100	0 0	1,010.00	SF	4.00	4.00	100	2009	2009	3	91	3,676	
2	0855	CONC PAVER	0 100	0 0	311.00	SF	10.00	10.00	100	2009	2009	3	91	2,830	
3	0855	CONC PAVER	0 100	12 6	72.00	SF	10.00	10.00	100	2009	2009	3	91	655	
4	0462	ST/AL FNC	0 100	117 4	468.00	SF	10.00	10.00	100	2009	2009	3	60	2,808	

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			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/28/2020 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	4,474	76.3840	68.94	308,438	2009	2009	0	0	0	6.50	93.50	

1 SINGLE FAM - 100% - 2020 Heated Area: 3938 HX Base Yr 2020

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 3938 square feet. The plan is divided into five distinct areas, each labeled with a code and the year 2009: BAS (Bathroom Area), FGR (Garage Floor), FOP (Front Porch), FSP (Side Porch), and FUS (Front Yard/Screened Enclosure). The dimensions for each area are as follows: BAS (44' x 22'), FGR (28' x 22'), FOP (8' x 26'), FSP (10' x 30'), and FUS (54' x 44'). The overall footprint of the house is 54 feet wide by 44 feet deep. The plan also shows various interior and exterior walls, doors, and windows, with dimensions provided for each segment.

75236 FERN CREEK DR, YULEE

BLD DATE	01/26/2010	KK	LGL DATE	
XF DATE	01/26/2010	KK	LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,390	
TOTAL MARKET OB/XF VALUE		9,969	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		353,359	
SOH/AGL Deduction		82,992	
ASSESSED VALUE		270,367	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		220,367	
TOTAL JUST VALUE		353,359	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922975	ADDITION	2,300	10/01/2009
R0912159	REPAIR/RRF	2,300	10/01/2009
C22459	CO ISSUED	0	09/29/2009
B22459	NEW CONSTR	315,282	05/01/2009
M14529	MECH OTHER	0	05/01/2009
P13756	PLUMBING	0	05/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/1466	7/30/2018	WD	Q	I	01	307,000
GRANTOR: LOPEZ ROBERT J & SOFI						
GRANTEE: ROSS WILLIAM F JR &						
1642/1337	9/29/2009	WD	Q	I	01	239,700
GRANTOR: MARONDA HOMES INC						
GRANTEE: LOPEZ ROBERT J & SO						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2009] W20 FSP=[YR=2009] N10 W30 S10 E30\$ W34 S44 FOP=[YR=2009] S8 E26 N8 FGR=[YR=2009] E28 N22 W28 S22\$ N4 W12 S4 W14\$ E14 N4 E12 N18 E28 N22\$ PTR=E15 FUS=[YR=2009] E54 S44 W28 N8 W3 N6 W9 S14 W14 N44\$ W15\$.	

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS