LOT 106
RIVER GLEN #1 PB 7/263

SMALL CHARLES W JR & SANDRA JEAN/
75214 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0106-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

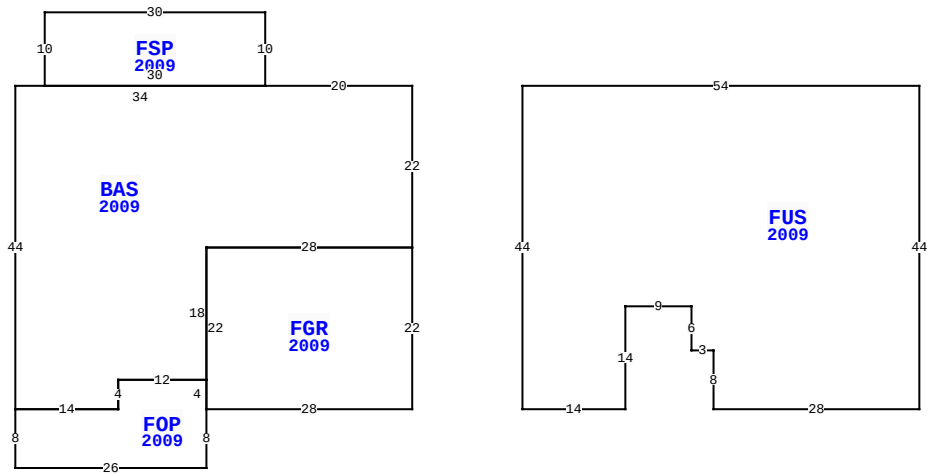
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	110,850
FGR	616	55	339	21,950
FOP	256	30	77	4,985
FSP	300	40	120	7,770
FUS	2,226	100	2,226	144,131
TOTALS	5,110		4,474	289,685

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	76.7360	69.25	309,824	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2010 Heated Area: 3938 HX Base Yr 2010



75214 FERN CREEK DR, YULEE

BLD DATE	02/09/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,685
TOTAL MARKET OB/XF VALUE		5,061
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		349,746
SOH/AGL Deduction		157,022
ASSESSED VALUE		192,724
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,724
TOTAL JUST VALUE		349,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22555	CO ISSUED	0	11/01/2009
B22555	NEW CONSTR	315,282	06/01/2009
M14600	MECH OTHER	0	06/01/2009
P13802	OTHER	0	06/01/2009
R11916	REPAIR/RRF	2,300	06/01/2009
P12510	OTHER	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/0836	1/06/2022	LE	U	I	11	100
GRANTOR: SMALL CHARLES W JR &						
GRANTEE: SAMLL FAMILY TRUST						
1658/1668	12/21/2009	WD	Q	I	01	244,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: SMALL CHARLES W JR						

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$.

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	1,332.00	SF	4.00	4.00	100	2009	2009	3	91	4,848	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2009	2009	3	91	213	

LAND DESCRIPTION

TOTAL OB/XF 5,061

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	000134	C	SFR POND	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