

LOT 107
IN OR 2143/1045
RIVER GLEN #1 PB 7/263

KNIGHT JAMES PHILIP & LAUREN ROGERS
75190 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0107-0000



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 70
Interior Floo	11	CLAY TILE 30
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	2,306	100	2,306	211,627
FGR	712	55	392	35,975
FOP	15	30	4	367
FOP	135	30	40	3,671
TOTALS	3,168		2,742	251,640

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,089.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	12	3	36.00	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	000133	C	SFR LAKE	100			0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,742	109.3440	98.68	270,581	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM - 100% - 2018 Heated Area: 2306 HX Base Yr 2018

The floor plan shows a main rectangular area labeled **BAS 2008** with a width of 43 and a height of 69. To the top left, there is a smaller rectangular area labeled **FOP 2008** with a width of 15 and a height of 9. To the bottom left, there is another smaller rectangular area labeled **FGR 2008** with a width of 12 and a height of 4. The overall footprint dimensions are 69 by 43. The total area is 2,742. The total adjusted points are 109.3440. The effective base rate is 98.68. The replacement cost new is 270,581. The average year built (AYB) and effective year built (EYB) are both 2008. The economic factor (ECON) is 0. The function code (FNCT) is 0. The normal condition is 7.00, and the percentage condition is 93.00.

BUILD DATE	05/15/2008	KK	IGL DATE	
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BLD DATE	05/15/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF													
4,131													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		251,640	
TOTAL MARKET OB/XF VALUE		4,131	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		310,771	
SOH/AGL Deduction		103,351	
ASSESSED VALUE		207,420	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		157,420	
TOTAL JUST VALUE		310,771	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,596	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13478	MECH OTHER	0	12/01/2007
E20211	ELEC OTHER	2,000	11/01/2007
C20662	C0 ISSUED	208,098	10/01/2007
R10787	REPAIR/RRF	5,000	10/01/2007
P12806	OTHER	0	10/01/2007
B20662	NEW CONSTR	208,098	10/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2143/1045	8/28/2017	WD Q	I	01	
GRANTOR: PETERSON CHRISTOPHER					
GRANTEE: KNIGHT JAMES PHILIP					
1558/1579	4/01/2008	WD Q	I		
GRANTOR: TAYLOR MORRISON OF FL					
GRANTEE: PETERSON CHRISTOPHE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W22 FOP=[YR=2008] W15 S9 E15 N9\$ S9 W15 N9 W13 S60 E13 FOP=[YR=2008] E5 FGR=[YR=2008] S4 E12 S2 E20 N23 W32 S17\$ N3 W5 S3\$ N3 E5 N14 E32 N43\$.											