

TORRES WILLIAM E & KRISTIN R
75178 FERN CREEK DR
YULEE, FL 32097

11-2N-26-1830-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units	0	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	1,692	100	1,692	146,448
FGR	606	55	333	28,823
FOP	100	30	30	2,597
FOP	192	30	58	5,021
FUS	1,924	100	1,924	166,529
STR	40	10	4	346
TOTALS	4,554		4,041	349,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,041	97.8560	88.32	356,901	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM - 100% - 2021
Heated Area: 3616
HX Base Yr 2021

The floor plan shows a main rectangular building with several additions. Key areas are labeled: BAS 2017 (Basement), FGR 2017 (Front Garage), FOP 2017 (Front Porch), and FUS 2017 (Front Utility). Dimensions include overall width of 38' and depth of 29'. Specific room dimensions like 12' x 16' for the front porch and 10' x 10' for utility areas are shown.

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		349,763	
TOTAL MARKET OB/XF VALUE		5,548	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		410,311	
SOH/AGL Deduction		81,020	
ASSESSED VALUE		329,291	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		274,291	
TOTAL JUST VALUE		410,311	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,823	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I V I	RSN CD	SALE PRICE
17002218	CO ISSUED	0	03/20/2017		
B1632963	NEW CONSTR	477,044	08/01/2016		

GRANTOR: DOUGLAS BRANDON T & C
GRANTEE: TORRES WILLIAM E &
2108/0001 3/20/2017 SW Q I 01 296,900
GRANTOR: D R HORTON INC-JACKSON
GRANTEE: DOUGLAS BRANDON T &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 FOP=[YR=2017] N12 W16 S12 E16\$ W38 S29
FGR=[YR=2017] S22 E18 N1 E10 N1 FOP=[YR=2017] E20 N5 W20 S5\$
N20 W28\$ E28 S15 E20 N44\$ PTR=E20 FUS=[YR=2017] E48 S30 W20
STR=[YR=2017] W4 N10 E4 S10\$ N10 W4 S10 E4 S20 W10 N2 W18
N48\$ W20\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

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		1,100.00	SF 5.20						5,548	

TOTALS

TOTAL OB/XF 5,548															
Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS															