LOT 112
IN OR 2102/56
RIVER GLEN #1 PB 7/263

MANEVAL CHARLES W III & LINDA V
75160 FERN CREEK DR
YULEE, FL 32097

2023

11-2N-26-1830-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

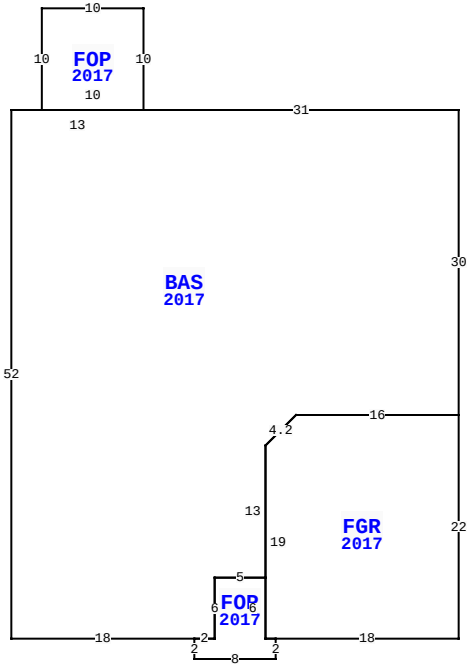
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,845	100	1,845	182,432
FGR	414	55	228	22,544
FOP	46	30	14	1,384
FOP	100	30	30	2,966
TOTALS	2,405		2,117	209,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,117	111.9160	101.00	213,817	2017	2017	0	0	0	2.10	97.90

1 SINGLE FAM – 100% - 2018 Heated Area: 1845 HX Base Yr 2018



75160 FERN CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,327
TOTAL MARKET OB/XF VALUE		4,458
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,785
SOH/AGL Deduction		93,131
ASSESSED VALUE		175,654
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,654
TOTAL JUST VALUE		268,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001178	CO ISSUED	0	02/15/2017
B1632870	NEW CONSTR	320,024	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/0056	2/16/2017	SW	Q	I	02	205,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MANEVAL CHARLES W I						
2058/1620	7/15/2016	SW	U	V	30	344,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W31 FOP=[YR=2017] N10 W10 S10 E10 $ W13 S52 E18 FOP=[YR=2017] S2 E8 N2 FGR=[YR=2017] E18 N22 W16 D3 L3 S19 E1$ W1 N6 W5 S6 W2$ E2 N6 E5 N13 U3 R3 E16 N30$.

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	0810	CONCRETE A	0	100	0	0	707.00	SF	6.50	6.50	100	2017	2017	3	97	4,458	

LAND DESCRIPTION

TOTAL OB/XF 4,458

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	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 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS