

JOHNSON CARL DENHAM & CINDY
75150 FERN CREEK DR
YULEE, FL 32097

11-2N-26-1830-0113-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 80		0100	01	2,748	114.3360		103.19	283,566	2017	2017		0	0	2.10	97.90	VALUATION BY		STANDARD													
Exterior Wall		16	WD FR STUC 20		1 SINGLE FAM - 100% - 2023										Heated Area: 2366										HX Base Yr 2023									
Roof Structure		03	GABLE/HIP 100												BUILDING MARKET VALUE										277,611									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										5,589									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										55,000									
Interior Floor		11	CLAY TILE 70												TOTAL MARKET VALUE										338,200									
Interior Floor		14	CARPET 30												SOH/AGL Deduction										0									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										338,200									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms		4	100												BASE TAXABLE VALUE										288,200									
Bathrooms		3	100												TOTAL JUST VALUE										338,200									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE										289,590																			
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		2,366		100		2,366		239,021																										
FGR		580		55		319		32,227																										
FOP		30		30		9		909																										
FSP		135		40		54		5,455																										
TOTALS		3,111				2,748		277,611																										
EXTRA FEATURES		75150 FERN CREEK DR, YULEE										BLD DATE				LGL DATE																		
												XF DATE				LAND DATE																		
												INC DATE				AG DATE																		
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	1,108.00	SF	5.20	5.20	100	2017	2017	3	97	5,589																		