



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	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	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	2,058	100	2,058	206,213
FGR	448	55	246	24,649
FOP	30	30	9	902
FOP	216	30	65	6,513
TOTALS	2,752		2,378	238,277

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
1	0810	CONCRETE A	0 100	0	0	709.00	SF	6.50	6.50	100	2016	2016	3	97

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	UT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,378	113.8760	102.77	244,387	2016	2016	0	0	0	2.50	97.50		
1 SINGLE FAM - 100% - 2023 Heated Area: 2058 HX Base Yr 2023														
75142 FERN CREEK DR, YULEE														

TOTAL OB/XF 4,470														
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
1	0810	CONCRETE A	0 100	0	0	709.00	SF	6.50	6.50	100	2016	2016	3	97

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			238,277
TOTAL MARKET OB/XF VALUE			4,470
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			297,747
SOH/AGL Deduction			0
ASSESSED VALUE			297,747
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			247,747
TOTAL JUST VALUE			297,747
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632263	CO ISSUED	0	12/19/2016
B1632263	NEW CONSTR	254,065	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/0088	1/29/2021	QC U	I	I	11	128,200
GRANTOR: WALKER JODI N & DANIE						
GRANTEE: WALKER JODI N						
2090/0490	12/19/2016	WD	Q	I	01	230,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WALKER JODI N & DAN						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2016] W16 FOP=[YR=2016] W24 S9 E24 N9\$ S9 W24 S60 E3 S1 E7 N1 E3 N6 FOP=[YR=2016] E6 FGR=[YR=2016] S7 E21 N22 W7 S1 W14 S14\$ N5 W6 S5\$ N5 E6 N9 E14 N1 E7 N48\$.														