LOT 115
RIVER GLEN #1 PB 7/263

FORRESTER VASSEL I
75126 FERN CREEK DR
YULEE, FL 32097

2023

11-2N-26-1830-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

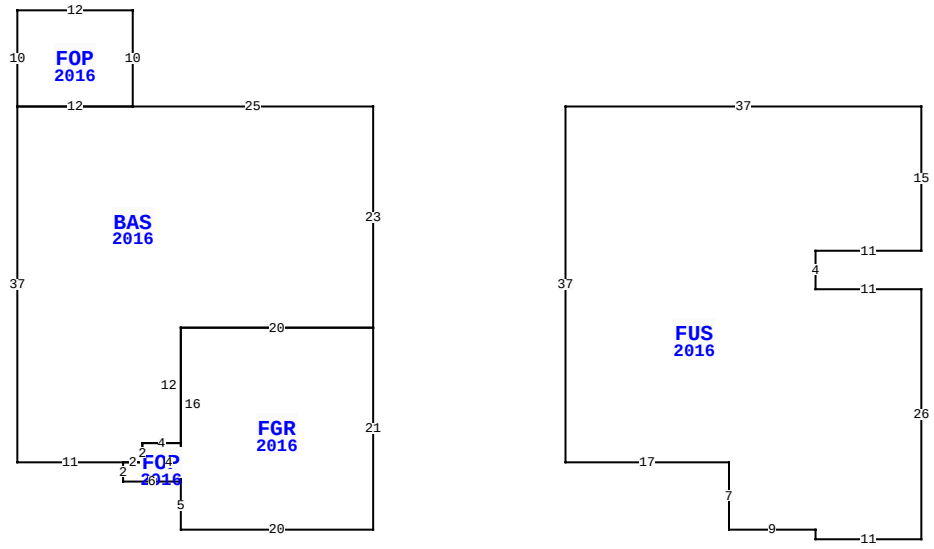
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,081	100	1,081	107,185
FGR	420	55	231	22,905
FOP	20	30	6	595
FOP	120	30	36	3,570
FUS	1,476	100	1,476	146,350
TOTALS	3,117		2,830	280,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,830	112.8000	101.80	288,094	2016	2016	0	0	0	2.60	97.40

1 SINGLE FAM – 100% - 2017 Heated Area: 2557 HX Base Yr 2017



75126 FERN CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,604
TOTAL MARKET OB/XF VALUE		4,350
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		339,954
SOH/AGL Deduction		116,032
ASSESSED VALUE		223,922
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		168,922
TOTAL JUST VALUE		339,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632631	CO ISSUED	0	11/29/2016
B1632631	NEW CONSTR	310,795	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/0514	5/15/2020	QC	U	I	11	100
GRANTOR: FORRESTER VASSELL I &						
GRANTEE: FORRESTER VASSEL I						
2087/1191	12/05/2016	SW	Q	I	01	222,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FORRESTER VASSEL IS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 FOP=[YR=2016] N10 W12 S10 E12$ W12 S37 E11 FOP=[YR=2016] S2 E6 FGR=[YR=2016] S5 E20 N21 W20 S16$ N4 W4 S2 W2$ E2 N2 E4 N12 E20 N23$ PTR=E20 FUS=[YR=2016] E37 S15 W11 S4 E11 S26 W11 N1 W9 N7 W17 N37$ W20$.

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	690.00	SF	6.50	6.50	100	2016	2016	3	97	4,350	

LAND DESCRIPTION

TOTAL OB/XF 4,350

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	000133	C	SFR LAKE	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