

MITTS JAMES & KAREN S
75122 FERN CREEK DRIVE
YULEE, FL 32097

11-2N-26-1830-0116-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 60		
Interior Floo	14	CARPET 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	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	2,617	100	2,617	236,031
FGR	691	55	380	34,272
FOP	35	30	10	902
FOP	281	30	84	7,576
TOTALS	3,624		3,091	278,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	3,091	107.4560	96.98	299,765	2008	2008	0	0	7.00 93.00

1 SINGLE FAM - 100% - 2009
Heated Area: 2617
HX Base Yr 2009

Diagram illustrating the building footprint and associated areas:

- Total Building Footprint: 2617 sq ft
- BAS 2008: Main living area
- FGR 2008: Garage area
- FOP 2008: Front porch area

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	278,781
TOTAL MARKET OB/XF VALUE	3,900
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	337,681
SOH/AGL Deduction	147,697
ASSESSED VALUE	189,984
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	139,984
TOTAL JUST VALUE	337,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,130

PERMIT NUM DESCRIPTION AMT ISSUED

21009498	REPAIR/RRF	21,863	07/20/2021
E20865	ELEC OTHER	2,000	06/01/2008
M13855	MECH OTHER	0	05/01/2008
C21331	CO ISSUED	0	04/01/2008
P13176	OTHER	0	04/01/2008
B21331	NEW CONSTR	238,326	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1583/1206	9/03/2008	WD	Q	I		343,600

GRANTOR: TAYLOR MORRISON OF FL
GRANTEE: MITTS JAMES & KAREN
1544/1610 1/04/2008 WD U V 21 100
GRANTOR: MORRISON HOMES INC
GRANTEE: TAYLOR WOODROW HOME

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 FOP=[YR=2008] W28 S9 U3 R3 E9 D3 R3
S5 E13 N14\$ S14 W13 N5 U3 L3 W9 D3 L3 S61 E15 N1
FOP=[YR=2008] E7 FGR=[YR=2008] S6 E19 N1 E9 N24 W28 S19\$ N5
W7 S5\$ N5 E7 N14 E28 N50\$.

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	000100	C	SFR	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS