LOT 123
RIVER GLEN #1 PB 7/263

WENDORFF CHRISTOPHER & MARY
75098 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0123-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

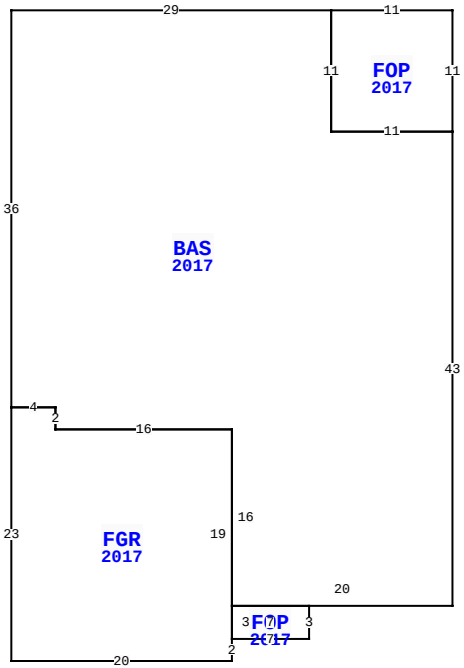
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	171,109
FGR	428	55	235	23,501
FOP	21	30	6	600
FOP	121	30	36	3,600
TOTALS	2,281		1,988	198,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,988	113.1900	102.15	203,074	2017	2017	0	0	0	2.10	97.90

1 SINGLE FAM – 100% - 2023 Heated Area: 1711 HX Base Yr 2023



75098 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		198,809
TOTAL MARKET OB/XF VALUE		4,237
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		258,046
SOH/AGL Deduction		0
ASSESSED VALUE		258,046
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,046
TOTAL JUST VALUE		258,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001401	CO ISSUED	0	02/21/2017
B1632964	NEW CONSTR	214,134	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/1185	5/27/2022	WD	Q	I	02	365,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: WENDORFF CHRISTOPHE						
2531/0268	1/18/2022	WD	U	I	37	305,800
GRANTOR: PHILIPPI MICHAEL A &						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W11 BAS=[YR=2017] W29 S36 FGR=[YR=2017] S23 E20 N2 FOP=[YR=2017] E7 N3 W7 S3$ N19 W16 N2 W4$ E4 S2 E16 S16 E20 N43 W11 N11$ S11 E11 N11$.

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	672.00	SF	6.50	6.50	100	2017	2017	3	97	4,237	

LAND DESCRIPTION

TOTAL OB/XF 4,237

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	000136	C	SFR INT	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS