



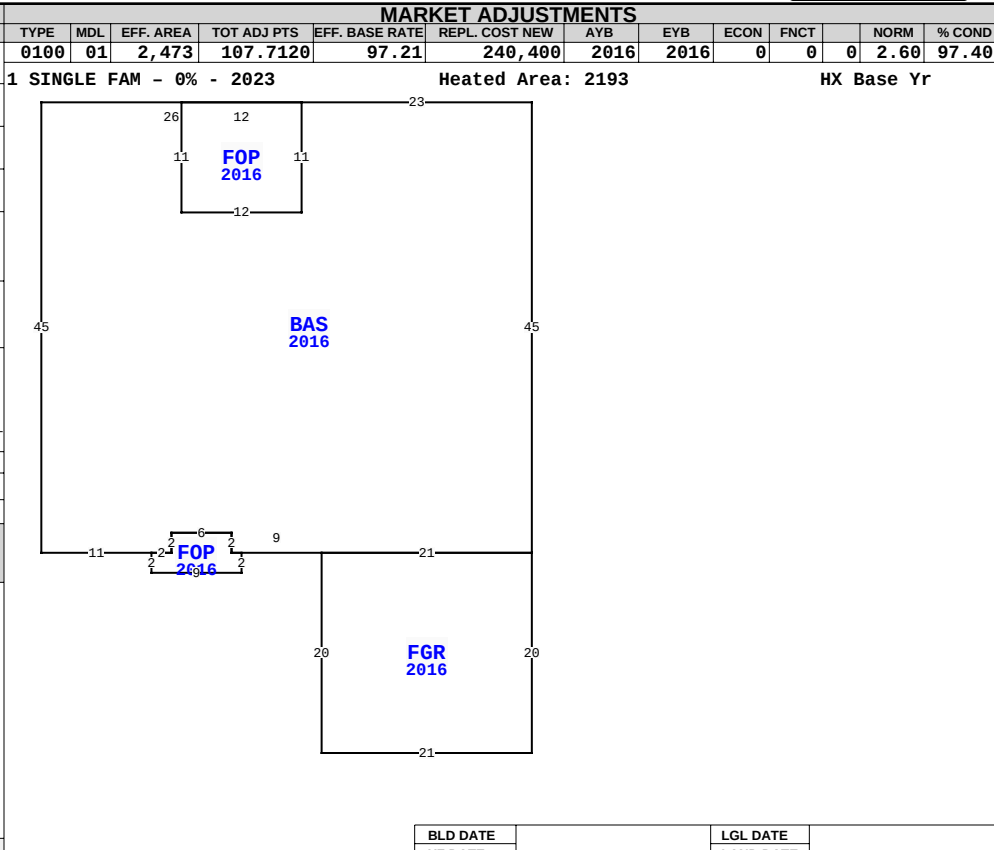
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,193	100	2,193	207,639
FGR	420	55	231	21,872
FOP	30	30	9	852
FOP	132	30	40	3,787
TOTALS	2,775		2,473	234,150

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
1	0810	CONCRETE A	0	0	0	785.00	SF	6.50	6.50	100	2016	2016	3

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
1	000136	C	SFR INT	0			0.00	0.00	1.00	UT		1.00	1.00



75094 FERN CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
4,949													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	234,150		
TOTAL MARKET OB/XF VALUE	4,949		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	294,099		
SOH/AGL Deduction	0		
ASSESSED VALUE	294,099		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	294,099		
TOTAL JUST VALUE	294,099		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	252,677		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632075	CO ISSUED	0	08/12/2016
B1632075	NEW CONSTR	254,622	04/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2598/1807	9/29/2022	WD	U	I	11	100	
GRANTOR: SFR V TRANCHE 3 BORRO							
GRANTEE: PROGRESS RESIDENTIA							
2557/1623	2/10/2022	SW	U	I	11	100	
GRANTOR: ZILLOW HOMES PROPERTY							
GRANTEE: SFR V TRANCHE 3 BOR							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2016] W23 FOP=[YR=2016] W12 S11 E12 N11\$ W26 S45 E11 FOP=[YR=2016] S2 E9 N2 W1 N2 W6 S2 W2\$ E2 N2 E6 S2 E9 FGR=[YR=2016] S20 E21 N20 W21\$ E21 N45\$.													