LOT 125
RIVER GLEN #1 PB 7/263

EISENHAUER MAE & ZACHERY S
75088 FERN CREEK DR
YULEE, FL 32097

2023

11-2N-26-1830-0125-0000

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

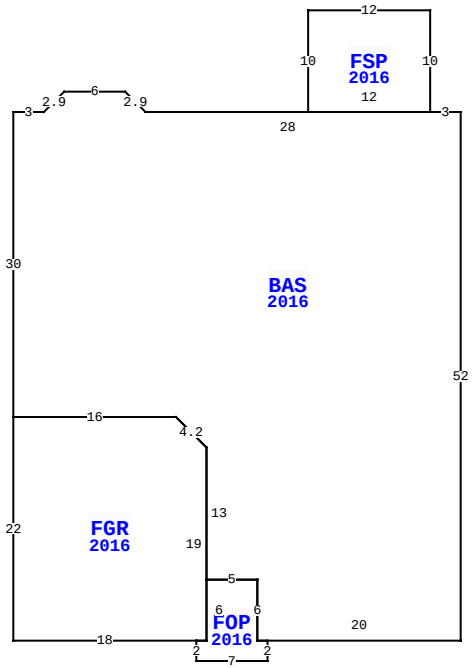
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100	1,861	183,074
FGR	414	55	228	22,429
FOP	44	30	13	1,279
FSP	120	40	48	4,722
TOTALS	2,439		2,150	211,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,150	111.9160	101.00	217,150	2016	2016	0	0	0	2.60	97.40

1 SINGLE FAM – 0% - 0 Heated Area: 1861 HX Base Yr



75088 FERN CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	211,504
TOTAL MARKET OB/XF VALUE	4,388
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	270,892
SOH/AGL Deduction	14,007
ASSESSED VALUE	256,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,885
TOTAL JUST VALUE	270,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632259	CO ISSUED	0	09/30/2016
B1632259	NEW CONSTR	230,023	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/1987	6/17/2021	WD	Q	I	01	305,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: EISENHAUER MAE & ZA						
2455/1105	4/15/2021	WD	U	I	37	265,700
GRANTOR: LOVELADY WILLIAM F JR						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W3 FSP=[YR=2016] N10 W12 S10 E12$ W28 U2 L2 W6 D2 L2 W3 S30 FGR=[YR=2016] S22 E18 FOP=[YR=2016] S2 E7 N2 W1 N6 W5 S6 W1$ E1 N19 U3 L3 W16$ E16 D3 R3 S13 E5 S6 E20 N52$.

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	0	0	0	696.00	SF	6.50	6.50	100	2016	2016	3	97	4,388	

LAND DESCRIPTION

TOTAL OB/XF 4,388

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	0			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