LOT 126
RIVER GLEN #1 PB 7/263

ROSTER MICHAEL & MELISSA
75082 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0126-0000

BUILDING CHARACTERISTICS

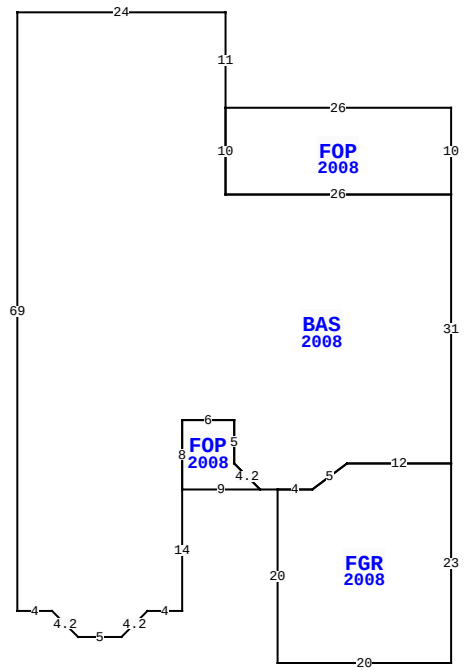
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,400	100	2,400	204,987
FGR	442	55	243	20,755
FOP	53	30	16	1,366
FOP	260	30	78	6,663
TOTALS	3,155		2,737	233,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,737	101.7600	91.84	251,366	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2400 HX Base Yr 2022



75082 FERN CREEK DR, YULEE

BLD DATE	07/22/2008 KK	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		233,770
TOTAL MARKET OB/XF VALUE		3,911
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		292,681
SOH/AGL Deduction		32,938
ASSESSED VALUE		259,743
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		209,743
TOTAL JUST VALUE		292,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13697	4 TON UNIT	0	03/01/2008
P13046	OTHER	0	02/01/2008
C20261	CO ISSUED	0	07/01/2007
B20261	NEW CONSTR	206,646	07/01/2007
R10586	REPAIR/RRF	5,000	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/0002	4/29/2021	WD	Q	I	01	284,100
GRANTOR: HARRIS WILLIAM K & DO						
GRANTEE: ROSTER MICHAEL & ME						
1904/0291	2/24/2014	SW	U	I	18	138,900
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HARRIS WILLIAM K &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W26 BAS=[YR=2008] N11 W24 S69 E4 D3 R3 E5 U3 R3 E4 N14 FOP=[YR=2008] E9 U3 L3 N5 W6 S8$ N8 E6 S5 D3 R3 E2 FGR=[YR=2008] S20 E20 N23 W12 D3 L4 W4$ E4 U3 R4 E12 N31 W26 N10$ S10 E26 N10$.

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	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	2008	2008	3	90	3,332	
2	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	2008	2008	3	90	579	

LAND DESCRIPTION

TOTAL OB/XF 3,911

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	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 09/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS