

LOT 128
IN OR 1642/843
RIVER GLEN #1 PB 7/263

CROSBY ROBERT
75076 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0128-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD2 Adjustme	SF	.SF 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	115,636
FGR	616	55	339	22,897
FOP	256	30	77	5,200
FOP	300	30	90	6,079
FUS	2,226	100	2,226	150,354
TOTALS	5,110		4,444	300,168

EXTRA FEATURES		
L N	OB/IF CODE	DESCRIPTION

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,334.00	SF	4.00	4.00	100	2009	2009	3	91	8,496	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2009	2009	3	91	213	
3	0861	POOL GUNIT	0	100	0	0	244.00	SF	85.00	85.00	100	2009	2009	3	60	12,444	
4	0845	KOOL DECK	0	100	0	0	404.00	SF	7.25	7.25	100	2009	2009	3	91	2,665	
5	0910	SCRN RM L	0	100	30	21	630.00	SF	15.00	15.00	100	2009	2009	3	45	4,253	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000133	C

REVIEW DATE	04/28/2020	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	4,444	80.0448	72.24	321,035	2009	2009	0	0	0	6.50	93.50	
1 SINGLE FAM - 100% - 2019 Heated Area: 3938 HX Base Yr													

75076 FERN CREEK DR, YULEE

BLD DATE	01/12/2010	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/IF													
28,071													
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	000133	C	SFR LAKE	100			0.00	0.00	1.00	UT		1.00	1.00

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		300,168	
TOTAL MARKET OB/XF VALUE		28,071	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		383,239	
SOH/AGL Deduction		0	
ASSESSED VALUE		383,239	
TOTAL EXEMPTION VALUE		13	383,239
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		383,239	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,226	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23010	XFOB	23,025	11/01/2009
B0922923	SWIM POOL	25,000	10/01/2009
C22460	CO ISSUED	0	09/21/2009
B22460	NEW CONSTR	315,282	05/01/2009
M14530	MECH OTHER	0	05/01/2009
P13757	PLUMBING	0	05/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1642/0843	9/25/2009	WD	Q	I	01	268,300	
GRANTOR: MARONDA HOMES INC							
GRANTEE: CROSBY ROBERT							
1615/0424	4/17/2009	WD	U	V	30	80,000	
GRANTOR: RIVER GLEN LLC							
GRANTEE: MARONDA HOMES INC							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2009] W4 FOP=[YR=2009] N10 W30 S10 E30\$ W50 S22 FGR=[YR=2009] S22 E28 FOP=[YR=2009] S8 E26 N8 W14 N4 W12 S4\$ N22 W28\$ E28 S18 E12 S4 E14 N44\$ PTR=E15 FUS=[YR=2009] E54 S44 W14 N14 W9 S6 W3 S8 W28 N44\$ W15\$.													