LOT 129
RIVER GLEN #1 PB 7/263

KIRTON RAPHAEL
75074 FERN CREEK DR
YULEE, FL 32097

2023

11-2N-26-1830-0129-0000

BUILDING CHARACTERISTICS

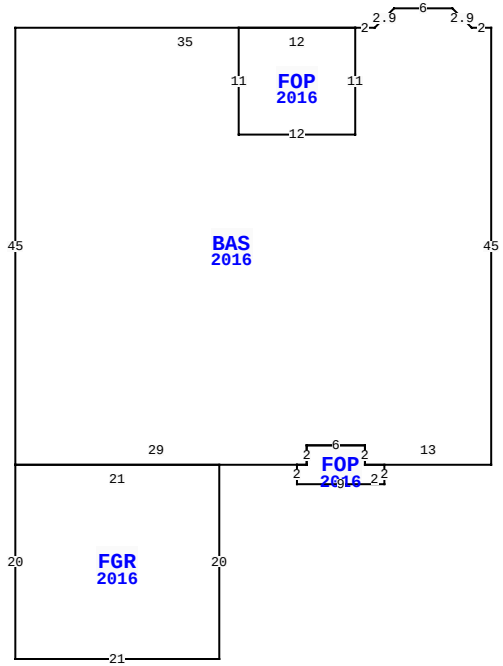
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,209	100	2,209	213,995
FGR	420	55	231	22,378
FOP	30	30	9	872
FOP	132	30	40	3,875
TOTALS	2,791		2,489	241,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,489	110.2080	99.46	247,556	2016	2016	0	0	0	2.60	97.40

1 SINGLE FAM – 100% - 2021 Heated Area: 2209 HX Base Yr 2021



75074 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		241,120
TOTAL MARKET OB/XF VALUE		6,613
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		302,733
SOH/AGL Deduction		58,035
ASSESSED VALUE		244,698
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,698
TOTAL JUST VALUE		302,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632255	CO ISSUED	0	11/29/2016
B1632255	NEW CONSTR	254,622	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/1114	6/05/2020	WD	Q	I	01	269,400
GRANTOR: DAUGHERTY DAVID H						
GRANTEE: KIRTON RAPHAEL						
2086/0866	11/30/2016	SW	Q	I	01	210,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: DAUGHERTY DAVID H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2016] W12 S11 E12 N11$ W35 S45 FGR=[YR=2016] S20 E21 N20 W21$ E29 FOP=[YR=2016] S2 E9 N2 W2 N2 W6 S2 W1$ E1 N2 E6 S2 E13 N45$.

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	1,311.00	SF	5.20	5.20	100	2016	2016	3	97	6,613	

LAND DESCRIPTION

TOTAL OB/XF 6,613

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	000133	C	SFR LAKE	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

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