LOT 130
RIVER GLEN #1 PB 7/263

MURPHY DONALD C & DREAU
75070 FERN CREEK DR
YULEE, FL 32097

2023

11-2N-26-1830-0130-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

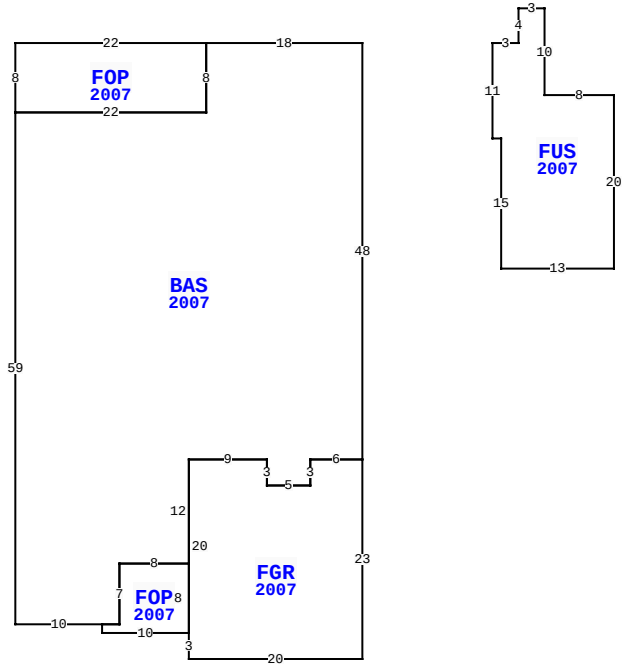
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,083	100	2,083	198,824
FGR	445	55	245	23,386
FOP	66	30	20	1,909
FOP	176	30	53	5,059
FUS	313	100	313	29,876
TOTALS	3,083		2,714	259,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	114.3360	103.19	280,058	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2396 HX Base Yr 2023



BLD DATE	01/25/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

75070 FERN CREEK DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,054
TOTAL MARKET OB/XF VALUE		7,906
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		321,960
SOH/AGL Deduction		99,977
ASSESSED VALUE		221,983
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,983
TOTAL JUST VALUE		321,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19981	ELEC OTHER	2,000	09/01/2007
M13306	MECH OTHER	0	09/01/2007
C20327	CO ISSUED	0	08/01/2007
R10601	REPAIR/RRF	5,000	08/01/2007
B20327	NEW CONSTR	201,168	08/01/2007
P12616	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2571/0455	6/10/2022	WD	Q	I	01	420,000
GRANTOR: DARDY TRACY L & JOE N						
GRANTEE: MURPHY DONALD C & D						
2061/0266	7/22/2016	WD	Q	I	01	217,000
GRANTOR: WYRICK JARED W & & HA						
GRANTEE: DARDY TRACY L & JOE						

BUILDING NOTES

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	660.00	SF	5.20	5.20	100	2007	2007	3	89	3,054	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2007	2007	3	89	208	
3	0462	ST/AL FNC	0	100	0	0	893.00	SF	10.00	10.00	100	2007	2007	3	52	4,644	

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8$ S8 W22 S59 E10 FOP=[YR=2007] S1 E10 FGR=[YR=2007] S3 E20 N23 W6 S3 W5 N3 W9 S20$ N8 W8 S7 W2$ E2 N7 E8 N12 E9 S3 E5 N3 E6 N48$ PTR=E15 FUS=[YR=2007] E3 N4 E3 S10 E8 S20 W13 N15 W1 N11$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 7,906

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 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