LOT 134
RIVER GLEN #1 PB 7/263

GOBBLE RONNIE C
75040 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0134-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

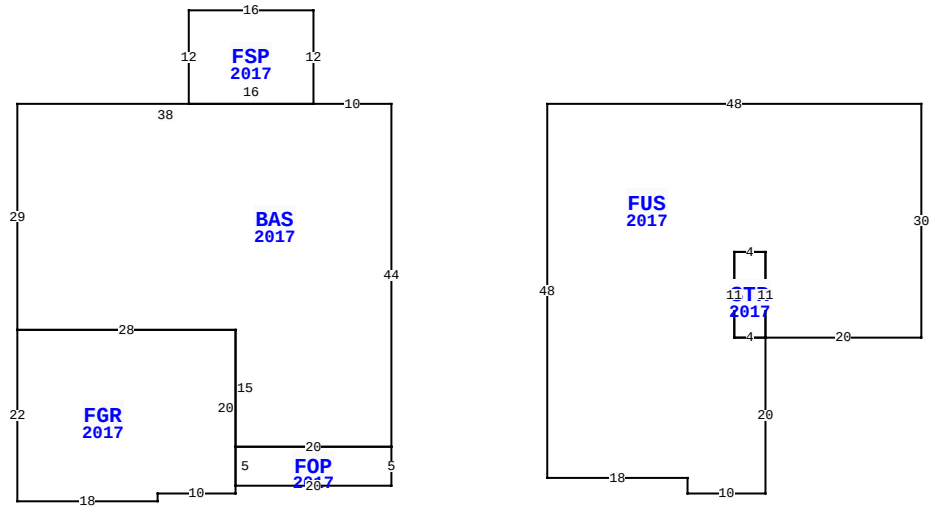
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,692	100	1,692	147,551
FGR	606	55	333	29,039
FOP	100	30	30	2,616
FSP	192	40	77	6,714
FUS	1,920	100	1,920	167,434
STR	44	10	4	349
TOTALS	4,554		4,056	353,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,056	98.6480	89.03	361,106	2017	2017	0	0	0	2.05	97.95

1 SINGLE FAM – 0% - 2023 Heated Area: 3612 HX Base Yr



75040 FERN CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	353,703
TOTAL MARKET OB/XF VALUE	12,739
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	421,442
SOH/AGL Deduction	0
ASSESSED VALUE	421,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	421,442
TOTAL JUST VALUE	421,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703015	CO ISSUED	0	04/06/2017
B1632998	NEW CONSTR	447,043	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0709	9/01/2022	WD	Q	I	02	575,000
GRANTOR: LAYNE SHAWN						
GRANTEE: GOBBLE RONNIE C						
2222/0858	8/31/2018	WD	Q	I	02	335,900
GRANTOR: LUSK WILLIAM A & STEP						
GRANTEE: LAYNE SHAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 FSP=[YR=2017] N12 W16 S12 E16$ W38 S29 FGR=[YR=2017] S22 E18 N1 E10 N1 FOP=[YR=2017] E20 N5 W20 S5$ N20 W28$ E28 S15 E20 N44$ PTR=E20 FUS=[YR=2017] E48 S30 W20 STR=[YR=2017] W4 N11 E4 S11$ N11 W4 S11 E4 S20 W10 N2 W18 N48$ W20$.

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	0	0	0	1,145.00	SF	5.20	5.20	100	2017	2017	3	97	5,775	
2	0462	ST/AL FNC	0	0	0	0	768.00	SF	10.00	10.00	100	2017	2017	3	87	6,682	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 12,739

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	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/11/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS