

LOT 135
IN OR 2083/633
RIVER GLEN #1 PB 7/263

RICHMOND MICHAEL & THERESA
75034 FERN CREEK DR
YULEE, FL 32097

2023

11-2N-26-1830-0135-0000



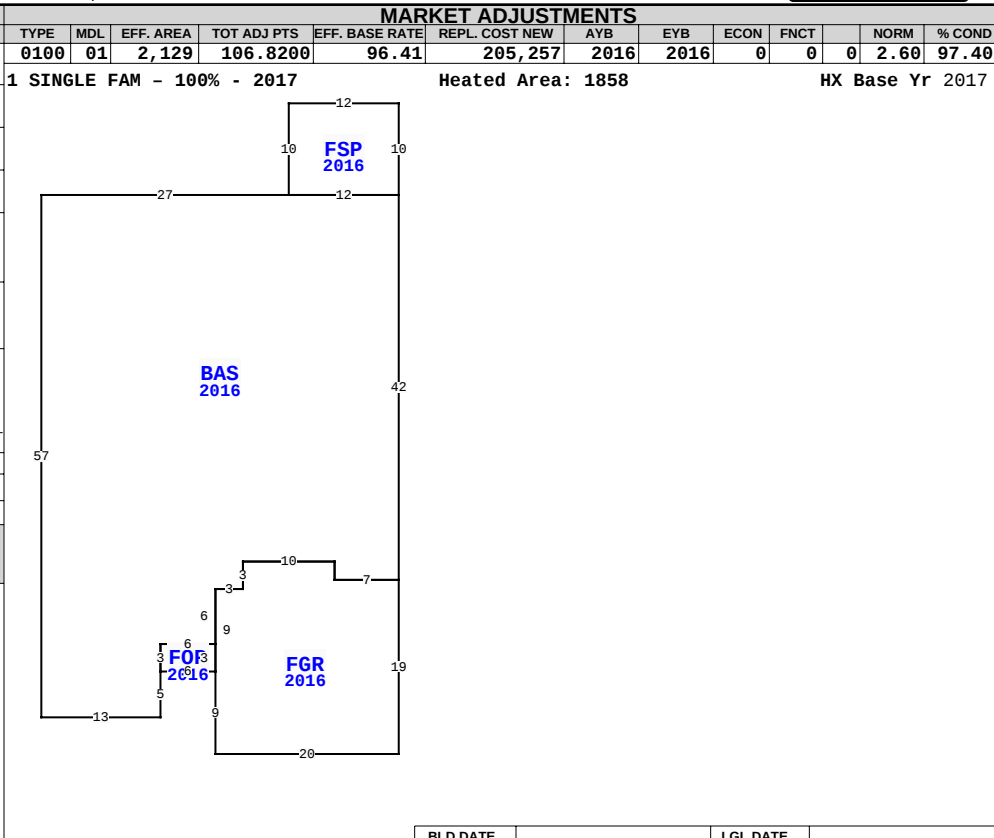
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	08 SHT VINYL 40
Air Condition	03 CENTRAL 100
Heating Type	04 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	1,858	100	1,858	174,473
FGR	397	55	218	20,471
FOP	18	30	5	469
FSP	120	40	48	4,508
TOTALS	2,393		2,129	199,920

EXTRA FEATURES		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	0810	CONCRETE A	0	100	0	0		696.00	SF 6.50	100	2016	2016	3	97	4,388	
2	0855	CONC PAVER	0	100	0	0		556.00	SF 10.00	100	2018	2018	3	98	5,449	

LAND DESCRIPTION		CLAS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

TOTAL OB/XF		9,837
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			199,920
TOTAL MARKET OB/XF VALUE			9,837
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			264,757
SOH/AGL Deduction			103,848
ASSESSED VALUE			160,909
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			110,909
TOTAL JUST VALUE			264,757
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632360	CO ISSUED	0	11/04/2016
B1632360	NEW CONSTR	223,276	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2083/0633	11/10/2016	SW	Q	I	01	212,300	
GRANTOR:D R HORTON INC JACKSO							
GRANTEE:RICHMOND MICHAEL &							
2008/0816	10/05/2015	SW	U	V	30	752,000	
GRANTOR:RL REGI FLORIDA LLC							
GRANTEE:D R HORTON INC JACK							

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=2016] W12 S10 BAS=[YR=2016] W27 S57 E13 N5 FOP=[YR=2016] E6 FGR=[YR=2016] S9 E20 N19 W7 N2 W10 S3 W3 S9\$ N3 W6 S3\$ N3 E6 N6 E3 N3 E10 S2 E7 N42 W12\$ E12 N10\$.	