



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,426	100	1,426	137,525
FGR	380	55	209	20,156
FOP	24	30	7	675
FSP	99	40	40	3,858
FST	15	55	8	772
UOP	48	20	10	964
USP	228	30	68	6,558
TOTALS	2,220		1,768	170,508

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	814.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	
3	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,768	114.9000	103.70	183,342	2008	2008	0	0	7.00	93.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1426 HX Base Yr 2023											
BLD DATE	09/29/2008					KK	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

75123 FERN CREEK DR, YULEE											
TOTAL OB/XF 9,202											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		170,508	
TOTAL MARKET OB/XF VALUE		9,202	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		234,710	
SOH/AGL Deduction		0	
ASSESSED VALUE		234,710	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		184,710	
TOTAL JUST VALUE		234,710	
NCON VALUE		13,863	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003651	ADDITION	8,622	03/07/2022
C21696	CO ISSUED	127,974	11/19/2008
E21227	ELEC OTHER	3,450	09/01/2008
M14094	MECH OTHER	0	08/01/2008
B21696	NEW CONSTR	127,974	07/01/2008
R11414	REPAIR/RRF	5,000	07/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2441/0156	2/23/2021	WD Q	I	02	
GRANTOR: ANDERSON CASSANDRA A					
GRANTEE: FUHR GEORGE E & SUS					
1599/0617	12/29/2008	WD Q	I	01	
GRANTOR: TAYLOR WOODROW HOMES					
GRANTEE: FUHR CASSANDRA A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2022] W1 USP=[YR=2022] N6 UOP=[YR=2022] N6 W8 S6 E8\$ W8 N6 W15 S12 BAS=[YR=2008] W16 S49 E15 N9 FOP=[YR=2008] E6 FGR=[YR=2008] S11 E19 N20 W14 FST=[YR=2008] N3 W5S3 E5\$ W5 S9\$ N4 W6 S4\$ N4 E6 N8 E5 S3 E14 N20 W9 N11 W15\$ E23\$ W8 S11 E9 N11\$.											