LOT 151
IN OR 2221/1867
PT OR 2052/825

WORKMAN JOSEPH DAVID LEE & CRISTALLE GALE
75113 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0151-0000

BUILDING CHARACTERISTICS

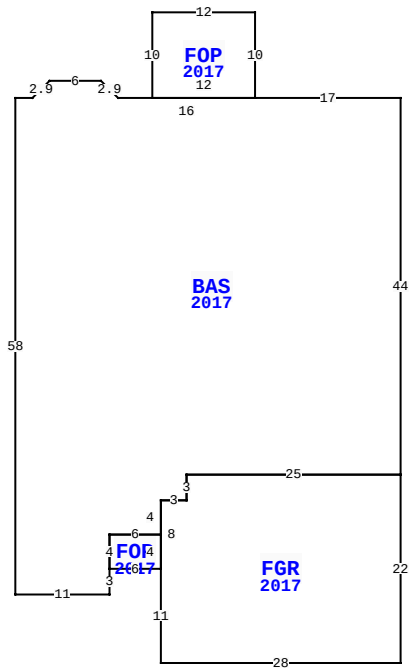
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,201	100	2,201	209,466
FGR	607	55	334	31,786
FOP	24	30	7	666
FOP	120	30	36	3,427
TOTALS	2,952		2,578	245,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,578	107.7120	97.21	250,607	2017	2017	0	0	0	2.10	97.90

1 SINGLE FAM – 100% - 2019 Heated Area: 2201 HX Base Yr 2019



75113 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		245,344
TOTAL MARKET OB/XF VALUE		5,770
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		306,114
SOH/AGL Deduction		80,988
ASSESSED VALUE		225,126
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,126
TOTAL JUST VALUE		306,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002564	CO ISSUED	0	03/28/2017
B1632873	NEW CONSTR	279,652	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2221/1867	8/30/2018	WD	Q	I	01	247,500
GRANTOR: MONROE JOHN E & AUDRE						
GRANTEE: WORKMAN JOSEPH DAVI						
2111/1541	3/31/2017	WD	Q	I	01	228,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MONROE JOHN E & AUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] N10 W12 S10 E12$ W16 U2 L2 W6 D2 L2 W2 S58 E11 N3 FOP=[YR=2017] E6 FGR=[YR=2017] S11 E28 N22 W25 S3 W3 S8$ N4 W6 S4$ N4 E6 N4 E3 N3 E25 N44$.

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	1,144.00	SF	5.20	5.20	100	2017	2017	3	97	5,770	

LAND DESCRIPTION

TOTAL OB/XF 5,770

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