

LOT 153
IN OR 2110/46
RIVER GLEN #1 PB 7/263

MALPRESS TESLIN D & DONNELL
75091 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0153-0000



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
FSP	120	40	48	4,568
TOTALS	2,952		2,590	246,487

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	1,130.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	172.00	SF	6.50	6.50	

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	2,590	107.7120	97.21	251,774	2017	2017	0	0	2.10	97.90
1 SINGLE FAM - 100% - 2018 Heated Area: 2201 HX Base Yr 2018											
75091 FERN CREEK DR, YULEE											

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		246,487	
TOTAL MARKET OB/XF VALUE		6,807	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		308,294	
SOH/AGL Deduction		104,640	
ASSESSED VALUE		203,654	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		153,654	
TOTAL JUST VALUE		308,294	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002409	CO ISSUED	0	03/23/2017
B1632966	NEW CONSTR	279,651	08/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2110/0046	3/23/2017	SW Q	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: MALPRESS TESLIN D &					
2058/1620	7/15/2016	SW U	V	V	30
GRANTOR: RL REGI FLORIDA LLC					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W17 FSP=[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\$.											